



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

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Promoting the wise use of land
Helping build great communities

MEETING DATE June 9, 2005	CONTACT/PHONE Brian Pedrotti 788-2788	APPLICANT David & Lori Angello	FILE NO. TRACT 2717 SUB2004-00214
SUBJECT Proposal by Takken Development Company for a Tentative Tract Map and Conditional Use Permit to allow for the subdivision of a 0.75-acre parcel into fourteen parcels and construction of twelve residences as a planned development. The proposed residential parcels range in size from approximately 1,878 to 2,799 square feet each. The proposed residences would be two-story, include an attached garage, and range in size from 941 to 1,018 square feet each. The proposal includes two lots 3,409 and 3,454 square feet each for access and landscaping along the perimeter of the parcel, and between residences. The proposed project would result in the disturbance of 0.75 acre. The project site is located on the southeast side of Belridge Street, west of the 13th Street intersection at 1260 Belridge Street, approximately 500 feet northeast of Highway 1, in the community of Oceano, in the San Luis Bay Inland Area Plan.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Tentative Tract 2717 and Conditional Use Permit SUB2004-00214 based on the findings listed in Exhibits A and C, and the conditions listed in Exhibits B and D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Hazards/Hazardous Materials, Public Service/Utilities, and Recreation, and are included as conditions of approval.			
LAND USE CATEGORY Residential Multi-Family	COMBINING DESIGNATION Airport Review Area	ASSESSOR PARCEL NUMBER 062-271-036, -9, -10, -11	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: Sec. 22.106.070.A.1 -- Oceano Specific Plan Sec. 22.106.070.A.2 -- Curb, Gutter and Sidewalk Sec. 22.106.070.B -- Airport Review Area Sec. 22.106.070.F -- Residential Multi-Family. Density and use requirements. <i>Does the project conform to the Planning Area Standards - Yes</i>			
LAND USE ORDINANCE STANDARDS: Ch. 22.10 -- Development Standards (Fencing, screening, density, solid waste collection) Ch. 22.16 -- Landscaping Ch. 22.18 -- Parking Sec. 22.22.060 -- Residential Multi-Family Subdivision Design			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Multi-Family/ residences <i>South:</i> Residential Multi-Family/ residences <i>East:</i> Residential Single Family/ residences <i>West:</i> Residential Multi-Family/ residences			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano/Halcyon Community Advisory Group, Public Works, Environmental Health, County Parks, CDF, Oceano Community Services District, ALUC, APCD, Cal Trans, Lucia Mar	
TOPOGRAPHY: Generally level	VEGETATION: Grasses, forbs
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Oceano CSD	ACCEPTANCE DATE: January 29, 2005

ORDINANCE COMPLIANCE:

Minimum Parcel Size and Development Standards

Section 22.22.080 of the Land Use Ordinance allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for a planned development. The density of residential units must be in compliance with Planning Area Standards and Section 22.10.130 for Residential Multi-Family projects. Sections 22.10, 16, and 18 of the Land Use Ordinance establishes Development Standards. The proposed Tract Map and Conditional Use Permit meets all requirements as follows:

<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Minimum Site Area	6,000 square feet	1.3 acres
Density	0.775 acres @ 15 units/acre (12 units)	12 units
Maximum Floor Area	16,213 square feet (48%)	16,212 square feet (48%)
Minimum Open Area	15,200 square feet (45%)	15,306 square feet (45%)
Setbacks Front Side Rear	May be set by map with minimum of 10 feet between all structures	Minimum of 10 feet between all structures; Front, Side, Rear - Variable, minimum 5 feet
Height	35 feet	23 feet
Parking	Resident - 24 spaces Guest - 4 spaces	Resident - 27 spaces Guest - 4 spaces

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

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BACKGROUND: The project proposes 12 detached multi-family residences. The applicant and staff met on several occasions to discuss design issues. Staff and the applicant are satisfied with the current proposal. This project will contain many design features that will enhance the living environment for this project and for the neighborhood.

PROJECT DESCRIPTION / SITE DESIGN:

The proposed project is a multi-family planned development residential project consisting of 12 detached residences, each with a floor area ranging between 941 to 1,018 square feet, excluding garages. Individual units are accessed through a series of parking courtyards within commonly-owned parcels (Lots 13 and 14). Each 3-bedroom residence will be constructed with a two-car garage for resident parking. Additionally, four guest parking spaces will be provided on the commonly-owned parcel.

For projects in the Residential Multiple-Family land use category, staff has been challenged to work with applicants to attain an appropriate and livable amount of common and private outdoor space for individual units. For this project, more significant private open space areas for individual units have been favored over common open space due to the limited size and configuration of the parcel. Common areas include the commonly-owned courtyards, which are primarily access and driveway areas.

Units are proposed with bedrooms on the second floor and living and dining rooms on the first floor. Exterior wall material is stucco, with windows highlighted with wood trim accents to provide interest. Roofing material is asphalt shingle.

PLANNING AREA STANDARDS:

The project site is located within the Nipomo Urban Area. Planning Area Standards for Residential Multi-Family projects establish density, intensity, and site planning criteria as outlined above. The applicant worked closely with staff to provide minor revisions to the original project to meet site planning and design objectives. The proposed development satisfies all Planning Area Standards.

COMMUNITY ADVISORY GROUP COMMENTS: None.

AGENCY REVIEW:

Public Works – Recommend approval with conditions.
Environmental Health – Applicant has provided preliminary evidence of water and sewer.
County Parks – Quimby fee and applicable building division fees required.
Oceano Community Services District – Recommend approval with will-serve letter provided with conditions.
ALUC – Avigation easement required.
APCD – Project will not exceed significance thresholds. Conditions included for construction dust, burning, operational emissions.

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Hazards/Hazardous Materials, Public Service/Utilities, and Recreation, and are included as conditions of approval.

Tentative Map

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Multi-Family land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because the required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of 12 multi-family residences.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support 12 multi-family residences.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because no rare, endangered or sensitive species are present; no archaeological artifacts were noted on the property; and mitigation measures for air quality, cultural resources, hazards/hazardous materials, public service/utilities, and recreation are required.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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EXHIBIT B

CONDITIONS OF APPROVAL FOR TR 2717

Approved Project

1. A Tentative Tract Map to allow for the subdivision of a 0.75-acre parcel into fourteen parcels and construction of twelve residences as a planned development. The proposed residential parcels range in size from approximately 1,878 to 2,799 square feet each. The proposed residences would be two-story, include an attached garage, and range in size from 941 to 1,018 square feet each. The proposal includes two lots 3,409 and 3,454 square feet each for access, and landscaping along the perimeter of the parcel, and between residences. The proposed project would result in the disturbance of 0.75 acre.

Access and Improvements

2. Roads and/or streets to be constructed to the following standards:
 - b. Belridge and 13th Streets widened to complete an A-2 section fronting the property.
3. The applicant offer for dedication to the public by certificate on the map or by separate document:
 - c. For road widening purposes a minimum of 5 feet along Belridge Street, to be described as at least 25 feet from the recorded centerline.
4. Access be denied to lots 1 – 4 from Belridge Street and that this be by certificate and designation on the map.
5. A private easement be reserved on the map for access to lots 1 – 4 and 7 – 12 (over Lot 13).
6. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

7. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
 - a. Street plan and profile.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Water plan (County Health).
 - d. Sewer plan (County Health).
 - e. Grading and erosion control plan for subdivision related improvement locations.

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- f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
8. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
9. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
10. **Prior to issuance of construction permit/ tract improvement plan**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
 - i. List of personnel involved in the monitoring activities;
 - ii. Description of how the monitoring shall occur;
 - iii. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - iv. Description of what resources are expected to be encountered;
 - v. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - vi. Description of procedures for halting work on the site and notification procedures;
 - vii. Description of monitoring reporting procedures.
11. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) [and Native American] to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.

Drainage

12. Submit complete drainage calculations to the Department of Public Works for review and approval.
13. If calculations so indicate, drainage must be retained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards. If any water is proposed to be released off-site the effects on neighbors and the community shall be detailed along with mitigation measures.

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14. If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
15. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Soils Report

16. A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.

Utilities

17. Electric and telephone lines shall be installed underground.
18. Cable T.V. conduits shall be installed in the street.
19. Gas lines shall be installed.

Design

20. The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

Fire Protection

21. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.

Parks and Recreation (Quimby) Fees

22. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

Affordable Housing Fee

23. **Prior to filing the final parcel or tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

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Easements

24. The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
 25. **Prior to recordation of the final map**, the applicant shall grant an avigation easement to the County.
 26. **Prior to recordation of the final map**, the applicant shall provide evidence of compliance with Federal Aviation Regulation part 77, "Objects Effecting Navigable Airspace" including filing of FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as instructed by the FAA.
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Additional Map Sheet

27. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. During construction/ground disturbing activities for construction of the individual houses, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
 - a. Reduce the amount of disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - g. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
 - h. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

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- a. **Prior to issuance of construction permits for the individual houses**, show on all applicable plans locations of the following Energy Efficiency Measures:
 - i. Use built-in energy efficient appliances.
 - ii. Use energy efficient interior lighting and streetlights.
 - iii. Increase building efficiency rating by 10% above Title 24 requirements.
 - iv. Use only Air Pollution Control District approved wood burning devices.
- b. **Prior to demolition of any existing structures, utilities, or pipelines**, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
- c. **Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).
- d. **Upon completion of all archaeological monitoring/mitigation activities**, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Covenants, Conditions and Restrictions

28. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. On-going maintenance of drainage basin and adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - b. Maintenance of common areas.
 - c. **Prior to issuance of construction permits for the individual houses**, show on all applicable plans locations of the following Energy Efficiency Measures:
 - i. Use built-in energy efficient appliances.
 - ii. Use energy efficient interior lighting and streetlights.
 - iii. Increase building efficiency rating by 10% above Title 24 requirements.
 - iv. Use only Air Pollution Control District approved wood burning devices.

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- d. **Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure.
- e. **During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) [and Native American] to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- f. **Upon completion of all monitoring/mitigation activities**, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Miscellaneous

- 29. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 30. A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.

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FINDINGS - EXHIBIT C

Conditional Use Permit SUB2004-00214 (Angello)

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 20, 2005 for this project. Mitigation measures are proposed to address Air Quality, Cultural Resources, Hazards/Hazardous Materials, Public Service/Utilities, and Recreation, and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed the 12-unit multi-family residential development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development the proposed the 12-unit multi-family residential development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the proposed the 12-unit multi-family residential development is located on Belridge Street, a local road constructed to a level able to handle any additional traffic associated with the project

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EXHIBIT D - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. A Conditional Use Permit to allow for the subdivision of a 0.75-acre parcel into fourteen parcels and construction of twelve residences as a planned development. The proposed residential parcels range in size from approximately 1,878 to 2,799 square feet each. The proposed residences would be two-story, include an attached garage, and range in size from 941 to 1,018 square feet each. The proposal includes two lots 3,409 and 3,454 square feet each for access, and landscaping along the perimeter of the parcel, and between residences. The proposed project would result in the disturbance of 0.75 acre.
 - b. maximum height is 35 from average natural grade.

Subdivision Related Approvals

2. This approval authorizes a planned development/subdivision of a 0.75 acre parcel into 14 parcels for the construction of 12 residences and two common area parcels, consistent with the Tentative Tract Map 2717.
3. This approval is effective for a period of 24 months from the date of the approval of the tentative map by the Planning Commission. Conditional Use time extensions shall run concurrently with the Tentative Map time extensions thereafter, until expiration of the Tentative Map. Time extensions for the Tentative Map must be requested by the applicant or agent and are subject to further review.
4. Any significant revisions in the Tentative Map not authorized by this approval shall require reconsideration by the Planning Commission.

Conditions required to be completed at the time of application for construction permits

Site Development

5. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
6. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Vector Control and Solid Waste

7. A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use**

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Ordinance requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Safety

8. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Oceano Community Services District letter dated December 16, 2004.

Services

9. **At the time of application for construction permits**, the applicant shall provide a letter from Oceano Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
11. During construction/ground disturbing activities for construction of the individual houses, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- a. Reduce the amount of disturbed area where possible.
 - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - c. All dirt stockpile areas should be sprayed daily as needed.
 - d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - g. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
 - h. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

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12. **Prior to issuance of construction permits for the individual houses**, show on all applicable plans locations of the following Energy Efficiency Measures:
 - a. Use built-in energy efficient appliances.
 - b. Use energy efficient interior lighting and streetlights.
 - c. Increase building efficiency rating by 10% above Title 24 requirements.
 - d. Use only Air Pollution Control District approved wood burning devices.
13. **Prior to demolition of any existing structures, utilities, or pipelines**, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
14. **Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).
15. **Upon completion of all archaeological monitoring/mitigation activities**, and prior to occupancy or final inspection (whichever occurs first), the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

16. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
17. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work

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progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

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STANDARD CONDITIONS OF APPROVAL FOR
SUBDIVISIONS USING COMMUNITY WATER AND SEWER

1. Community water and fire protection shall be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "final will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions, laterals to each parcel and related facilities (except well(s)) may be bonded for subject to the approval of county Public Works, the county Health Department and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the county Health Department.
5. When a potentially operational or operational auxiliary water supply in the form of an existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "final will serve" letter be obtained and submitted to the county Health for review and approval stating that community sewer system service is immediately available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of county Public Works and sewer district.
8. No residential building permits shall be issued until community sewers are operational and available for connection.
9. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
10. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.

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12. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
13. Required public utility easements shall be shown on the map.
14. Approved street names shall be shown on the map.
15. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
17. Any private easements on the property shall be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
19. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

Staff report prepared by Brian Pedrotti
and reviewed by Kami Griffin



COUNTY OF SAN LUIS OBISPO **3-18**
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (BP)

ENVIRONMENTAL DETERMINATION NO. ED04-421

DATE:

PROJECT/ENTITLEMENT: Angello Tract Map SUB2004-00214 TR 2717

APPLICANT NAME: David and Lori Angello

ADDRESS: 1630 Laguna Street, Oceano, CA, 93445

CONTACT PERSON: Takken Development Company

Telephone: (805) 440-8040

PROPOSED USES/INTENT: Proposal to subdivide one 0.75-acre parcel into fourteen parcels and construct twelve residences as a planned development. The proposed residential parcels range in size from approximately 1,878 to 2,799 square feet each. The proposed residences would be two-story, include an attached garage, and range in size from 941 to 1,018 square feet each. The proposal includes two lots 3,409 and 3,454 square feet each for access, and landscaping along the perimeter of the parcel, and in between residences. The proposed project would result in the disturbance of 0.75 acre.

LOCATION: On the southeast side of Belridge Street, west of the 13th Street intersection (at 1260 Belridge Street, approximately 500 feet northeast of Highway 1), in the community of Oceano, in the San Luis Bay Inland Area Plan

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Air Pollution Control District , Environmental Health

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ **Lead Agency**
☐ **Responsible Agency** approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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**CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

PROJECT TITLE & NUMBER: Angello Tract Map; SUB2004-00214 TR 2717 ED04-421

Project Applicant

Name: Takken Development Company
Address: 668 Marsh Street
City, State, Zip Code: San Luis Obispo, CA 93401
Telephone #: (805) 440-8040

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- ☒ (X) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ () The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____
- ☐ () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____



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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Angello Tract Map; SUB2004-00214 TR 2717 ED04-421

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Transportation/Circulation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Noise | <input type="checkbox"/> Wastewater |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Water |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Brian Ferretti
Prepared by (Print)

B. D. Pyle
Signature

5/20/05
Date

Steven McMasters
Reviewed by (Print)

Steven McMasters
Signature

Ellen Carroll,
Environmental Coordinator
(for)

5/20/05
Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by Takken Development Company for a Tentative Tract Map to allow for the subdivision of a 0.75-acre parcel into fourteen parcels and construction of twelve residences as a planned development. The proposed residential parcels range in size from approximately 1,878 to 2,799 square feet each. The proposed residences would be two-story, include an attached garage, and range in size from 941 to 1,018 square feet each. The proposal includes two lots 3,409 and 3,454 square feet each for access, and landscaping along the perimeter of the parcel, and between residences. The proposed project would result in the disturbance of 0.75 acre. The project site is located on the southeast side of Belridge Street, west of the 13th Street intersection (at 1260 Belridge Street, approximately 500 feet northeast of Highway 1), in the community of Oceano, in the San Luis Bay Inland Area Plan (please see attached figures).

ASSESSOR PARCEL NUMBER: 062-271-036, 009, 010, 011 SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA:	San Luis Bay Inland, Oceano
LAND USE CATEGORY:	Residential Multiple Family
COMBINING DESIGNATION(S):	Airport Review Area
EXISTING USES:	Undeveloped
TOPOGRAPHY:	Generally level
VEGETATION:	Grasses, forbs
PARCEL SIZE:	0.75 acre

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SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Multi-Family/ residences	<i>East:</i> Residential Single Family/ residences
<i>South:</i> Residential Multi-Family/ residences	<i>West:</i> Residential Multi-Family/ residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1.	AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located on the southeast side of Belridge Street, and west of 13th Street, local roads in the community of Oceano. The project site is located approximately 500 feet east of Highway 1. The area is primarily developed with planned unit developments, single-family residences, and commercial and industrial development to the north and west. The project site is not visible to travelers on Highway 1 due to existing intervening development.

Impact. The proposed project includes landscaping along the perimeter of the development, and in between proposed residences. The proposed project is compatible with existing development in the vicinity as well as consistent with the land use designation.

Mitigation/Conclusion. No significant visual impacts are expected to occur and no mitigation measures are necessary, because the resulting development will be consistent with existing development in the vicinity of the project site.

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located within the Residential Multi-family land use category, and is surrounded by urban development. The soil type mapped for the site is Oceano sand. As described in the Natural Resources Conservation Service (NRCS) Soil Survey, this soil is considered Class VI for "non-irrigated" soil, and Class IV for "irrigated" soil. No agricultural uses are present onsite, or in the immediate vicinity.

Mitigation/Conclusion. The proposed project is consistent with the Residential Multi-family land use category and is not anticipated to conflict with any existing agricultural uses, therefore no mitigation measures are necessary.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Based on the latest air monitoring station information (per the County's RMS annual report, 2004), the trend in air quality in the general area is declining, where unacceptable PM₁₀ (fugitive dust) levels were exceeded in 2002 at the Ralco Way monitoring station 26 times out of 60 monitoring days, which is up from the previous year (17 exceedances).

The County is currently within attainment regulations for ozone. The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for

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ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and which find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e., application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

As proposed, the project will result in the disturbance of approximately 0.75 acre, which would result in both short-term vehicle emissions (which helps create ozone) and the creation of dust during construction. In addition, the project will generate approximately 120 daily vehicle trips. Based on Table 1-1 of the CEQA Air Quality Handbook, the project would generate less than 10 lbs/day of pollutants, which is below the threshold warranting any mitigation.

The proposed project was referred to the County APCD for review. The APCD responded with comments regarding dust control, the release of asbestos during the removal of any underground pipes or utility lines, the release of naturally-occurring asbestos in the soil, the potential exposure to diesel emissions from the railroad approximately 700 feet west of the project site, and the use of wood-burning devices in the new residences (Melissa Guise; January 10, 2005)

Mitigation/Conclusion. The APCD provided recommendations and measures to ensure that no project specific or cumulative air quality impacts occur as a result of the proposed project, including dust control measures, compliance with the Air Resources Board Air Toxics Control Measure, and guidelines for wood-burning devices. These issues have been incorporated into the Developer's Statement for this project and will become conditions of approval for the project (refer to attached Exhibit "B").

4. BIOLOGICAL RESOURCES - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located within a disturbed urban area. The vegetation on the project site is primarily grasses, forbs, and weeds. The California Natural Diversity Database (2005) identified San Luis Obispo monardella (*Monardella frutescens*), a California Native Plant Society (CNPS) List 1B (rare, threatened, or endangered in California and elsewhere) species, in the vicinity of the project site. The project site is located within the Santa Barbara Vernal pool region, but does not contain any vernal pool habitats.

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Impacts. Based on the disturbed, urban nature of the project site, it is unlikely that San Luis Obispo monardella is present. No impacts to rare or threatened native vegetation are expected to occur with the proposed subdivision.

Mitigation/Conclusion. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. Therefore, no significant biological impacts are expected to occur and no further mitigation measures are proposed.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. Clay Singer and Associates conducted a surface survey in June 2004. Based on the results of the survey, four historic structures and one archaeological site are located within 0.5 mile of the project site. The report concluded that no archaeological or historic resources were observed onsite. The project site is located on older dune sands, and is unlikely to yield paleontological resources.

Impact. Based on the lack of documented cultural resources on the project site, impacts to cultural resources are unlikely to occur during construction of the proposed project, however, based on the cultural sensitivity of the area, unknown resources may be present below the surface of the soil. These resources may be damaged during future grading activities.

Mitigation/Conclusion. To ensure that impacts to cultural resources does not occur during grading activities, the applicant has agreed to retain a County-approved archaeological monitor and submit a monitoring plan to be implemented during the grading phase of the proposed project. Implementation of this measure would ensure that impacts to cultural resources would not be significant.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

Geology. The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine rock. The applicant submitted a *Geotechnical Report* (Fugro West, Inc.; May 12, 2004). Based on the site conditions and results of the report, no significant geologic hazards are present on the project site, and there is no evidence that measures above what will already be required by ordinance or code are needed.

Drainage. There are no creeks or streams within 0.25 mile of the project site. The area proposed for development is outside of the 100-year Flood Hazard designation. As described in the NRCS Soil Survey, the soil mapped for the project site is Oceano sand (well drained). No specific measures above what will already be required by ordinance or code are considered necessary.

Sedimentation and Erosion. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility and has a low shrink-swell characteristic. The site is fairly level and will not result in considerable amounts of cut and fill.

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Impact. No significant erosion or sedimentation impacts are expected to occur because the site is nearly level. Prior to recordation of the final map, the applicant shall be required to provide drainage calculations and either retain or detain potential runoff on the project site.

Mitigation/Conclusion. No specific measures above what will already be required by ordinance or code for geology, drainage and/or sedimentation control will be needed. Therefore, impacts are less than significant.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project site is located with the Airport Review Area combining designation due to the site's proximity to the Oceano Airport. The project was referred to the Airport Land Use Commission for review.

The project is not located in an area of known hazardous material contamination and does not propose use of hazardous materials. No significant fire safety risk was identified. No impacts as the result of hazards or hazardous materials are anticipated. No mitigation measures are proposed because the project is not located in an area of known hazardous material contamination and does not propose the use of hazardous materials.

Mitigation/Conclusion. Based on the location of the proposed project, an aviation easement will be required prior to recordation of the final map. No additional mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels which exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located approximately 500 feet east of Highway 1, and 700 feet east of the Southern Pacific Railroad tracks, and 1,500 feet of the Oceano Airport. Based on the County Noise Element of the General Plan, the project site is located outside of the 60 Ldn (average noise level) noise contour line for Highway 1 and the railroad, and is located outside the 45 CNEL (average noise level) for the Oceano Airport.

Impact. Based on the location of the proposed project, and the presence of intervening development between the project site and Highway 1 and the railroad, noise impacts related to transportation sources and the airport would be less than significant.

Mitigation/Conclusion. No significant noise impacts were identified, and no mitigation is necessary.

9. POPULATION/HOUSING - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create the need for substantial new housing in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Use substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Implementation of the proposed project is not anticipated to significantly induce growth, but would facilitate housing demand. The future development would not displace existing housing or use a substantial amount of fuel or energy to construct and maintain. In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

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Mitigation/Conclusion. Based on the above discussion, no significant population and housing impacts are expected to occur as a result of the proposed project.

10. PUBLIC SERVICES/UTILITIES

- Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project would be served by the Oceano Community Services District, which provides water, sewer, and fire services. The Oceano Community Services District fire station is located less than a mile from the proposed project. The closest Sheriff substation is in San Luis Obispo County Sheriff south located approximately 0.25 mile from the proposed project site. The project is located in the Lucia Mar School District.

Impact. The proposed project will have cumulative/public service impacts in the following areas: traffic, fire and police/sheriff protection, and schools. For fire and sheriff protection, the applicant is subject to a "fair share" fee through the Countywide Public Facilities fee program.

To minimize impacts to the school system, the State requires that the proposed project contribute its "fair share" based on the structure's square footage. In addition, the recent passage of Proposition 1A along with Senate Bill SB50, provides for a \$9.2 billion dollar state bond statewide for facility improvements of public school districts and California institutions of higher learning. These new laws also prohibit the county from imposing any fees or other requirements not specified in these statutes, as well as not allowing the county to deny or condition a project based on inadequate school facilities.

Mitigation/Conclusion. Public facilities and school fee programs are required to address impacts to public facilities and will reduce the cumulative impact to a level of insignificance.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The County Trails Plan does not show a future trail being considered on the subject property. The project is not proposed in a location that will affect any trail, park or other recreational resource, and will not create a significant need for additional park or recreational resources. The proposed project was referred to the County General Services Department Parks Division, and no significant impacts to recreational resources were identified. This project, along with numerous others, will increase the demand for recreation facilities. These impacts will be mitigated through the payment of Quimby fees and public facilities prior to map recordation and building permit issuance respectively (Jan Di Leo; February 10, 2005).

Mitigation/Conclusion. Prior to final map recordation, County ordinance requires the payment of a fee for the improvement or development of neighborhood or community parks. These "Quimby" fees will adequately mitigate the project's impact on recreational facilities.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate internal traffic circulation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in a change in air traffic patterns that may result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3-31

Setting/Impact. The proposed project fronts Belridge Street and 13th street, local roads. Both roads are operating at acceptable levels of service (LOS). The proposed project will access from Belridge Street, and one residence would access from 13th Street. Each new residence would generate approximately 10 daily trips (proposed project is for 28 new residences) or 120 daily trips, including approximately 24 peak hour trips. Implementation of the proposed project would not reduce level of service on Belridge Street, 13th Street, or their at-grade intersections with Highway 1. The proposed project was referred to the County Public Works Department and California Department of Transportation (Caltrans). No significant traffic impacts were identified, and standard road improvements to Belridge Road and 13th Street would be required (Mike Goodwin; January 14, 2005).

The project is within the Airport Review combining designation area. The Airport Land Use Commission reviewed the project and found it consistent with the policies of the Airport Land Use Plan. An aviation easement will be required prior to recordation of the final map.

Mitigation/Conclusion. No mitigation measures are recommended or required beyond recordation of the aviation easement because the level of service on the access roads are not expected to diminish with the construction of the proposed project and the level of development will not significantly affect operations at the Oceano County Airport.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The Oceano Community Services District (CSD) would provide waste disposal for the proposed project. The Oceano CSD shares a sewage treatment plant with the cities of Arroyo Grande and Grover Beach through membership in the South San Luis Obispo County Sanitation District. The Oceano CSD issued a preliminary will-serve letter (Francis M. Cooney; December 16, 2004), and the County Environmental Health Department confirmed receipt of the preliminary letter. The applicant is required to provide a final will serve letter and construct wastewater improvements (or post a bond with the County) prior to recordation of the final map (Laurie A. Salo; December 29, 2004).

Based on the County *Annual Resource Summary Report* (2003), the South San Luis Obispo County Sanitation District was at 57.6 percent capacity in 2001-2002, and would have the capacity to serve the proposed project.

Mitigation/Conclusion. Based on receipt of the preliminary will-serve letter, impacts to the community wastewater system would not be significant, and no mitigation measures are required.

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact.

Surface Water. The nearest down-gradient blue line creek or water body is over one mile from the proposed project. The topography of the site is nearly level. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

Water Supply. The Oceano Community Services District (CSD) would provide water service for the proposed project. The Oceano CSD is a member of the South San Luis Obispo County Water Association (900 acre-feet/year), and has contracts for water from Lopez Lake (303 afy) and the State Water Project (750 afy). Based on the County *Annual Resource Summary Report* (2003), the Oceano CSD's total production consisted of 56 percent State Water, 35 percent Lopez water, and 9 percent groundwater. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be approximately 3.96 afy:

$$12 \text{ residential lots } (.33 \text{ per unit}) \times 12 \text{ lots} = 3.96 \text{ afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study 'User Guide'" (Aug., 1989)

The Oceano CSD issued a preliminary will-serve letter (Francis M. Cooney; December 16, 2004), and the County Environmental Health Department confirmed receipt of the preliminary letter. The applicant is required to provide a final will serve letter and construct service improvements (or post a bond with the County) prior to recordation of the final map (Laurie A. Salo; December 29, 2004).

Mitigation/Conclusion. The Oceano Community Services District has issued a preliminary intent-to-serve letter. A final will-serve letter from the District will be required prior to recordation of the final map. No additional measures are considered necessary and potential water quality impacts are either insignificant or will be reduced to less than significant levels.

15. LAND USE - Will the project:

Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
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15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, San Luis Bay Inland Area Plan, etc.). The project was found to be consistent with these documents. Referrals were sent to several agencies, including Public Works, the Airport Land Use Commission, Parks and Recreation Division, Environmental Health Division, Oceano Community Services District, California Department of Transportation, and the Air Pollution Control District to review for various policy consistencies. These agencies found the project consistent with applicable policies. The proposed project is not within or adjacent to a Habitat Conservation Plan area.

Surrounding land uses are limited to single family residences and residential planned unit developments similar to the proposed project.

Impact/Mitigation/Conclusion. The proposed project is similar to existing immediately surrounding land uses, and is consistent with all applicable policy documents.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- b) *Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)* ☐ ☒ ☐ ☐
- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?* ☐ ☐ ☒ ☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with a ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Parks and Recreation Division	Attached
<input checked="" type="checkbox"/>	Airport Land Use Commission	No Response
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	No response
<input checked="" type="checkbox"/>	Oceano Community Services District	Attached
<input checked="" type="checkbox"/>	Public Utility Companies	In File*
<input checked="" type="checkbox"/>	Lucia Mar Unified School District	No response

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input checked="" type="checkbox"/> San Luis Bay (Inland) Area Plan and Update EIR
<input checked="" type="checkbox"/> County documents	<input type="checkbox"/> South County Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	
<input checked="" type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

C.A. Singer & Associates, Inc. June 7, 2004. *Cultural Resources Survey and Impact Assessment.*

Fugro West, Inc. May 12, 2004. *Geotechnical Report.*

Exhibit B - Mitigation Summary Table

Air Quality

- AQ-1 During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- Reduce the amount of disturbed area where possible.
 - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
 - All dirt stockpile areas should be sprayed daily as needed.
 - All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
 - Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
 - Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
 - Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- AQ-2 Prior to issuance of construction permits for the individual houses**, show on all applicable plans locations of the following Energy Efficiency Measures:
- Use built-in energy efficient appliances.
 - Use energy efficient interior lighting and streetlights.
 - Increase building efficiency rating by 10% above Title 24 requirements.
 - Use only Air Pollution Control District approved wood burning devices.
- AQ-3 Prior to demolition of any existing structures, utilities, or pipelines**, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.
- AQ-4 Prior to issuance of grading permits**, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

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Cultural Resources

- CR-1 Prior to issuance of construction permit/ tract improvement plan**, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:
- A. List of personnel involved in the monitoring activities;
 - B. Description of how the monitoring shall occur;
 - C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
 - D. Description of what resources are expected to be encountered;
 - E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
 - F. Description of procedures for halting work on the site and notification procedures;
 - G. Description of monitoring reporting procedures.
- CR-2 During all ground disturbing construction activities**, the applicant shall retain a qualified archaeologist (approved by the Environmental Coordinator) [and Native American] to monitor all earth disturbing activities, per the approved monitoring plan. If any significant archaeological resources or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. The applicant shall implement the mitigation as required by the Environmental Coordinator.
- CR-3 Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection (whichever occurs first)**, the consulting archaeologist shall submit a report to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met. [If the analysis included in the Phase III program is not complete by the time final inspection or occupancy will occur, the applicant shall provide to the Environmental Coordinator, proof of obligation to complete the required analysis].

Recreation

- R-1 Prior to recordation of final map**, the applicant shall pay all applicable Quimby and Building Division Fees.

Hazards/Hazardous Materials

- HM-1 Prior to recordation of the final map**, the applicant shall grant an avigation easement to the County.
- HM-2 Prior to recordation of the final map**, the applicant shall provide evidence of compliance with Federal Aviation Regulation part 77, "Objects Effecting Navigable Airspace" including filing of FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as instructed by the FAA.

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SLC COUNTY
PLANNING/BUILDING
DEPT
Date: May 12, 2005
2005 MAY 13 PM 4:20

**DEVELOPER'S STATEMENT FOR THE
ANGELLO TRACT MAP SUB2004-00214 TR 2717**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

AIR QUALITY

AQ-1 During construction/ground disturbing activities, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.

- a. Reduce the amount of disturbed area where possible.
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
- c. All dirt stockpile areas should be sprayed daily as needed.
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible.
- e. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
- g. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto streets, or trucks and equipment shall be washed off onsite prior to leaving the site.
- h. Streets shall be swept at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

AQ-2 Prior to issuance of construction permits for the individual houses, show on all applicable plans locations of the following Energy Efficiency Measures:

- a. Use built-in energy efficient appliances.
- b. Use energy efficient interior lighting and streetlights.
- c. Increase building efficiency rating by 10% above Title 24 requirements.
- d. Use only Air Pollution Control District approved wood burning devices.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

- AQ-3** Prior to demolition of any existing structures, utilities, or pipelines, the applicant shall comply with the regulations set forth in the National Emission Standard for Hazardous Air Pollutants. These requirements include, but are not limited to: 1) notification requirements to the Air Pollution Control District, 2) asbestos survey conducted by a Certified Asbestos Contractor, and 3) applicable removal and disposal requirements of identified asbestos containing material.

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

- AQ-4** Prior to issuance of grading permits, the applicant shall ensure that a geologic evaluation is conducted to determine if Naturally Occurring Asbestos (NOA) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the APCD. If NOA is found at the site, the applicant shall comply with all requirements outlined in the Asbestos Air Toxics Control Measure (ATCM).

Monitoring: The Planning and Building Department, in consultation with the County Air Pollution Control District shall verify compliance.

CULTURAL RESOURCES

- CR-1** Prior to issuance of construction permit/ tract improvement plan, the applicant shall submit a monitoring plan, prepared by a subsurface-qualified archaeologist, for the review and approval by the Environmental Coordinator. The monitoring plan shall include at a minimum:

- A. List of personnel involved in the monitoring activities;
- B. Description of how the monitoring shall occur;
- C. Description of frequency of monitoring (e.g. full-time, part time, spot checking);
- D. Description of what resources are expected to be encountered;
- E. Description of circumstances that would result in the halting of work at the project site (e.g. What is considered "significant" archaeological resources?);
- F. Description of procedures for halting work on the site and notification procedures;
- G. Description of monitoring reporting procedures.

Monitoring: The Planning and Building Department shall verify compliance. The retained archaeologist shall submit monitoring reports to the Planning and Building Department.

RECREATION

- R-1** Prior to recordation of final map, the applicant shall pay all applicable Quimby and Building Division Fees.

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Monitoring: The Planning and Building Department shall verify compliance.

HAZARDS

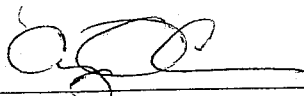
HM-1 Prior to recordation of the final map, the applicant shall grant an avigation easement to the County.

Monitoring: The Planning and Building Department shall verify compliance.

HM-2 Prior to recordation of the final map, the applicant shall provide evidence of compliance with Federal Aviation Regulation part 77, "Objects Effecting Navigable Airspace" including filing of FAA Form 7460-1, "Notice of Proposed Construction or Alteration" as instructed by the FAA.

Monitoring: The Planning and Building Department shall verify compliance.

The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.



Signature of Owner(s)

5/17/05

Date

Cathy D'CONNOR
Name (Print)



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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

JAN - 3 2005

DATE:

12/30/04

FROM

PW

ANGELLO

FROM

South Co. Team

(Please direct response to the above)

SUB-2004-00214

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

TR 2717. 12 Unit PUD. Off
Belridge in Oceano. 75+/- acres. APN. 062-271-038
Near Hwy 1. Outside LCP.

Return this letter with your comments attached no later than:

1/17/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - STUCKS ATTACHED. THE NORTH LINE OF Lot 6 WHERE
IT CROSSES LOT 115 of Canal de Piedra IS DIFFERENT THAN THE ASSESSOR MAP AND MAY
CAUSE PROBLEMS LATER - LEGAL DESCRIPTION SHOULD BE VERIFIED. MAP SCALE IS NOT 1"=20' AS SHOWN.
MORE LIKE 1"=27'.

14 JAN 2005

Date

Goodwin

Name

5252

Phone

EXHIBIT B

CONDITIONS OF APPROVAL FOR TRACT 2717, ANSELLO / TAKKEN

Approved Project

3.42

This approval authorizes the division of a _____ acre parcel into _____ parcels of _____ acres / square feet each.

Access and Improvements



Roads and/or streets to be constructed to the following standards:

a. _____ constructed to a _____ section within a _____ foot dedicated right-of-way.

b. BELRIDGE & 13TH STREETS widened to complete a A-2 section fronting the property.

c. _____ constructed to a _____ section from the property to _____ (minimum paved width to be _____ feet).



The applicant offer for dedication to the public by certificate on the map or by separate document:

a. For future road improvement _____ feet along _____ to be described as _____ feet from the recorded centerline.

b. For future road improvement _____ feet along _____ to be described as _____.

c. For road widening purposes A MIN of 5 feet along BELRIDGE, to be described as AT LEAST 25 feet from the recorded centerline.

d. The _____ foot road easement as shown on the tentative parcel map with a _____ foot radius property line return at the intersection of _____.

e. A _____ foot radius property line return at the intersection of _____.

f. The _____ foot road easement terminating in a county cul-de-sac as shown on the tentative map.

- ☐ The intersection of _____ and _____ be designed in accordance with California Highway Design Manual.
- ☒ Access be denied to lots 1 thru 4 from BERNARDO St and that this be by certificate and designation on the map. **3-43**
- ☐ The future alignment of _____ shall be shown on the map as reserved for future public right-of-way.
- ☒ A private easement be reserved on the map for access to lots 1 to 4 and 7 to 12 (over lot 13)
- ☐ A practical plan and profile for access to lots _____ be submitted to the Department of Public Works and the Department of Planning and Building for approval.
- ☒ All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.

Improvement Plans

- ☒ Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
- ☒ a. Street plan and profile.
 - ☒ b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - ☒ c. Water plan (County Health).
 - ☒ d. Sewer plan (County Health).
 - ☒ e. Grading and erosion control plan for subdivision related improvement locations.
 - ☒ f. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
 - g. Tree removal/retention plan for trees to be removed and retained associated with the required improvement for the land division to be approved jointly with the Department of Planning and Building.
 - h. Trail plan, to be approved jointly with the Park Division.
- ☒ The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
- ☒ The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
- ☐ If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:
- a. Submit a copy of all such permits to the Department of Public Works OR
 - b. Document that the regulatory agencies have determined that said permit is not longer required.

Drainage

3-44

- ☐ _____ is not capable of carrying additional runoff. Construct off-site drainage facilities for an adequate outlet, or provide evidence of adequate drainage easements.
- ☐ The existing drainage swale(s) to be contained in drainage easement(s) dedicated on the map.
- ☒ Submit complete drainage calculations to the Department of Public Works for review and approval.
- ☒ If calculations so indicate, drainage must be **retained/detained** in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards. *IF ANY WATER IS PROPOSED TO BE RELEASED OFF SITE THE EFFECTS ON NEIGHBORS AND THE COMMUNITY SHALL BE DETAILED ALONG WITH MITIGATION MEASURES.*
- ☒ If a drainage basin is required, the drainage basin along with rights of ingress and egress be:
 - a. granted to the public in fee free of any encumbrance.
 - ☒ b. offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
 - c. reserved as a drainage easement in favor of the owners and assigns.
- ☐ If a drainage basin is required, a zone of benefit be formed within _____ for maintenance of the drainage basin. Application to be filed with the The Department of Public Works Administrator.
- ☐ If a drainage basin is required, this development be annexed to _____ for maintenance of the drainage basin. Evidence of acceptance to be filed with the Department of Public Works.
- ☒ The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Wastewater Disposal

- ☐ Prior to the filing of the final parcel or tract map, the applicant shall submit to and be jointly approved by the county Department of Planning and Building and Health Department, results of percolation tests and the log or logs of soil borings performed by a registered civil engineer. For this purpose, the applicant shall perform one or more soil borings to be a minimum depth of ten (10) feet in the area of the appropriate area of the proposed sewage disposal system to determine the: a) subsurface soil conditions, (example: impermeable strata which act as barriers to the effective percolation of sewage); b) presence of groundwater; c) separation between sewage disposal saturation areas and groundwater; d) borings shall be as deep as necessary below the proposed on-site disposal area to assure required separation. The applicant must perform a minimum of three (3) percolation test holes, to be spaced uniformly in the area of the proposed sewage disposal system. (Parcel(s) _____, only).
- ☐ A community septic system shall be installed with a centralized leaching area and shall have a 100% or greater additional expansion area. The area for the community septic tank system and disposal area shall **be granted in fee on the map to the appropriate maintenance agency for maintenance with the right of ingress and egress / shall be kept as open space within easement for sewage treatment purposes granted to a homeowner's association.** Impervious paving over a disposal area is not considered acceptable.

- 345
- ☐ A long term community septic tank and disposal area maintenance plan be submitted to the the Department of Public Works and Health Department and the Regional Water Quality Control Board for review prior to the filing of the final parcel or tract map.
 - ☐ The community sewage system shall be designed by a Registered Civil Engineer and operated in accordance with county, state, federal and maintenance entity laws, standards and requirements. A waste discharge permit, if required, shall be issued by the Central Coast State Regional Water Quality Control Board prior to the filing of the final parcel or tract map.
 - ☐ This land division shall be annexed to _____ prior to the filing of the final parcel or tract map for **water service/water and sewer service/sewer maintenance/community septic system maintenance/**_____.

Soils Report

- ☒ A final soils report by a Registered Civil Engineer be submitted for review prior to the final inspection of the improvements.
- ☐ Three (3) copies of a Preliminary Soils Report prepared by a Registered Civil Engineer in accordance with Sections 17953, 17954, 17955 of the California Health and Safety Code shall be submitted to the Public Works, Health and Planning and Building Departments prior to the filing of the final parcel or tract map. The date and person who prepared the report are to be noted on the map.

Utilities

- ☒ Electric and telephone lines shall be installed ~~underground~~ ~~overhead~~
- ☒ Cable T.V. conduits shall be installed in the street.
- ☒ Gas lines shall be installed.
- ☐ A _____ feet public utility easement on private property along _____, plus those additional easements required by the utility company, be shown on the final parcel or tract map.

Design

- ☐ The lots shall be numbered in sequence.
- ☐ The _____ on lot _____ be removed or brought into conformance with the **Land Use Ordinance / Coastal Zone Land Use Ordinance** prior to filing the final parcel or tract map. A demolition permit may be required.
- ☐ The lot area of _____ shall contain a minimum area of _____ exclusive of area shown for rights of way and any easement that limits the surface use for building construction (Section 22/23.04.021).

- ☐ The applicant shall apply to the Department of Planning and Building for approval of new street names prior to the filing of the final parcel or tract map. Approved street names shall be shown on the final parcel or tract map.

3.46

Vector Control and Solid Waste

- ☒ A determination of method of pick-up shall be specified by the waste handler and if centralized facilities for the pick-up are required, provisions shall be made within the project for central facilities that meet **Land Use Ordinance / Coastal Zone Land Use Ordinance** requirements for trash enclosures. If centralized facilities are established, this shall include provisions for recycling if service is available or subsequent installation of such facilities if recycling service becomes available in the future.

Fire Protection

- ☐ Provide minimum fire flow of _____ gallons per minute as per nationally recognized standard. Fire flows to be maintained for a minimum two-hour duration.
- ☐ The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map.
- ☐ Designate a fire lane within all the driveway areas. This lane to be minimum width of twenty (20) feet. (USE FOR MULTI-FAMILY/COMMERCIAL PROJECTS ONLY)

Parks and Recreation (Quimby) Fees

- ☐ Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total **number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them / or the number of dwelling units proposed in the case of a condominium, stock cooperative, or community apartment project.**
- ☐ For subdivisions of less than five parcels that are not to be used for residential purposes, if a building permit is requested for construction of a residential structure or structures on one or more of the parcels created by this subdivision within four years of recordation of the map, the Quimby Ordinance fee specified in the county fee schedule shall be paid by the owner of each parcel as a condition for the issuance of such permit.

Affordable Housing Fee

- ☐ Prior to filing the final parcel or tract map, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

Easements

3.47

- ☐ The property owner shall grant an avigation easement to the county of San Luis Obispo. The avigation easement document shall be prepared, reviewed and approved by County Counsel prior to filing of the final parcel or tract map.
- ☐ An open space easement be recorded for the open space parcel(s). It is to be held ***in single ownership / in common by the Homeowner's Association / or transferred to a public trust or conservancy agency approved by the Department of Planning and Building.*** The open space parcel is to be maintained as such in perpetuity.

Landscape Plans

- ☐ ***If a drainage basin*** is required, then submit detailed landscaping plans in compliance with Section 22/23.04.180 et seq. to the Department of Planning and Building for review and approval prior to filing of the final parcel or tract map. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
 - a. Drainage basin fencing. ***(ONLY USE IF THE DRAINAGE BASIN HAS A DEPTH OF 2 FEET OR GREATER AS MEASURED FROM THE TOP OF THE RIM TO THE LOWEST PORTION OF THE BASIN)***
 - b. Drainage basin perimeter landscape screening. ***(ONLY USE FOR FENCED BASINS)***
 - c. Landscaping for erosion control.
- ☐ All approved landscaping shall be installed or bonded for prior to filing of the final parcel or tract map and thereafter maintained in a viable condition on a continuing basis. If bonded for, landscaping shall be installed within _____ days of completion of the improvements.

Mitigations PUT ANY MITIGATIONS FROM DEVELOPER STATEMENT HERE **ONLY IF THEY CAN BE COMPLETED PRIOR TO THE RECORDATION OF THE MAP**

- ☐ _____
- ☐ _____

Additional Map Sheet

- ☐ The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:

CHOOSE APPLICABLE PROVISIONS

- a. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of drainage basin fencing in perpetuity.
- b. That the owner(s) of lot(s) _____ is responsible for on-going maintenance of ***drainage basin / adjacent*** landscaping in a viable condition on a continuing basis into perpetuity.
- c. That secondary dwellings shall not be allowed on ***all lots within the land division / on lots*** _____.

3.48

- d. Designated building sites (and access drives) shall be shown on the additional map sheet reflecting the approved tentative map. **At the time of application for construction permits**, the applicant shall clearly delineate the approved building site and access drive on the project plans.
- e. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- f. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- g. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on the additional map sheet. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year. **At the time of application for construction permits**, the applicant shall clearly delineate the agricultural buffer on the project plans.
- h. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on the additional map and note the required building restriction in the on the sheet.
- i. If improvements are bonded for, all public improvements (roads, drainage, and utilities) shall be completed prior to occupancy of any new structure.
- j. A notice that no construction permits will be given a final inspection until the fire safety conditions established in the letter dated _____ from the California Department of Forestry (CDF)/County Fire Department are completed. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection approval of all required fire/life safety measures.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. **(ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)**
- l. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
- A. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
- B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.
- m. PUT ANY MITIGATIONS FROM DEVELOPER'S STATEMENT HERE **ONLY IF THEY GO BEYOND RECORDATION OF THE MAP** _____
- _____
- _____

Covenants, Conditions and Restrictions

3-49



The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:

CHOOSE APPLICABLE PROVISIONS

- a. On-going maintenance of drainage basin fencing in perpetuity.
- ☒ b. On-going maintenance of **drainage basin / adjacent** landscaping in a viable condition on a continuing basis into perpetuity.
- b. Maintenance of drainage basin landscaping.
- ☒ c. Maintenance of common areas.
- d. Secondary dwellings shall not be allowed.
- e. Designated building sites (and access drives) shall be shown on an exhibit attached to the CC&R's reflecting the approved tentative map.
- f. Notification to prospective buyers of the county's Right to Farm Ordinance currently in effect at any time said deed(s) are recorded.
- g. Notification of the consequences of existing and potential intensive agricultural operations on adjacent parcels including but not limited to noise, dust, odor and agricultural chemicals.
- h. An agricultural buffer prohibiting residential structures, consisting of _____ feet over lots _____, shall be shown on an exhibit attached to the CC&R's. This buffer shall become null and void on individual parcels within this subdivision, if the adjacent Agriculture land use category is changed or if any existing commercial agricultural business on adjacent parcels effecting this subdivision cease operation for a minimum of one year.
- i. Maintenance of all local streets within the subdivision until acceptance by a public agency.
- j. The limits of inundation from a 100 year storm over lots _____ from _____ **creek / river** shall be shown on an exhibit attached to the CC&R's and note the required building restriction in the in the CC&R's.
- k. Note to potential buyers and future owners of the property that the project is in an area from which combustion and petroleum-type odor complaints are frequently received by the Air Pollution Control District. The District Hearing Board has issued a nuisance abatement order which should improve the air quality in the Nipomo area; however, clean up is a lengthy process, therefore buyers of new lots should be advised that these conditions exist. (ONLY USE IF WITHIN SOUTH COUNTY PLANNING AREA OR NEAR THE PLANT IN THE SAN LUIS BAY PLANNING AREA)
- l. _____

Low Cost Housing (USE IN COASTAL ZONE ONLY)



Provide _____ residential units for low and moderate income families as defined by Section 50093 of the Health and Safety Code as part of the proposed project or elsewhere in the community. The agreement with the county for the development will include acknowledgment that it is feasible to provide a level of affordable housing in conjunction with this project. If qualified buyers have not purchased any of the _____ units within six months of the units being available for sale, and evidence can be provided that shows a reasonable advertising campaign was used to attract qualified buyers, the applicant may be relieved from the requirements to sell the units to qualified buyers.

Miscellaneous

3-50



This subdivision is also subject to the standard conditions of approval for all subdivisions using **community water and sewer / community water and septic tanks / individual wells and septic tanks**, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.



A stormwater pollution plan may be necessary from the Regional Water Quality Control Board. Provide evidence that it has been obtained or is unnecessary prior to filing the map.



Applicant shall file with the Department of Public Works an application requesting apportionment of any unpaid assessments under the Improvement Bond Act of 1915, in compliance with Section 8740.1 of the Streets and Highways Code of the State of California. Said apportionment must be completed prior to filing the map.



Prior to the sale of the designated remainder or omitted parcel, if applicable, the applicant shall obtain approval of a certificate of compliance or conditional certificate of compliance from the county.



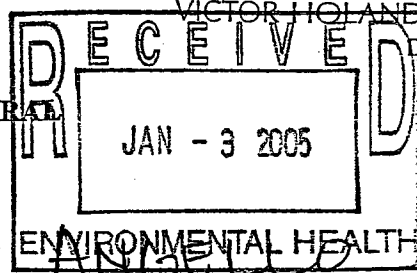
All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.



BP
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

3.51

THIS IS A NEW PROJECT REFERRAL



VICTOR HOLANDA, AICP
DIRECTOR

DATE: 12/30/04
TO: Env. Health
FROM: South Co. Team
(Please direct response to the above)

SUB-2004-00214
Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION: TR 2717. 12 Unit PUD. Off
Belridge in Oceano. 75+/- acres. APN. 062-271-038
Near Hwy 1. Outside LCP.

Return this letter with your comments attached no later than: 1/17/05

HOLIDAY.

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Provide applicant with stock conditions for community water and
community sewer. The intent to serve shall be provided to
this office in order to receive preliminary approval.

1-20-05
Date

S. Salo
Name

781-5551
Phone

SWIS 201-10014



County of San Luis Obispo • Public Health Department

BP

3.52

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

December 29, 2004

Casey O'Connor
668 Marsh Street
San Luis Obispo, CA 93401

RE: TENTATIVE TRACT MAP 2717 (Takken Development Co.)

Water Supply and Wastewater Disposal

This office is in receipt of a preliminary will serve letter from the Oceano Community Services District to provide water and sewer services to the above noted tract map. Be advised that a final will serve letter and a full size map will be required prior to final recordation. Water and sewer improvements shall be built to each parcel or a bond can be placed with the county to perform the work at a later date. The bond must be reviewed and approved prior to recordation of the map.

TRACT 2717 is approved for Health Agency subdivision map processing.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c Kami Griffin, County Planning
OCSD
Takken Development Company, Owner



BP
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
GENERAL SERVICES

2005 JAN -3 PM 2:23

3-53

RECEIVED
VICTOR HOLANDA AICP
DIRECTOR
JAN 4 2005

SLO CO PLANNING & BLDG.

THIS IS A NEW PROJECT REFERRAL

DATE: 12/30/04
TO: Parks
FROM: South Co. Team
(Please direct response to the above)

ANGELLO

SUB-2004-00214
Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: TR 2717. 12 Unit PUD. Off
Belridge in Oceano. 75+/- acres. APN. 062-271-038
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1/17/05

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☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Require Qumby and applicable Building Division fees.

If the applicant is interested in making park improvements
they should contact Parks regarding a Qumby Audit.

02/10/05
Date

Jan Di Leo
Name


4089
Phone



AIR POLLUTION
CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

DATE: January 10, 2005

TO: South County Team
San Luis Obispo County Air Pollution Control District

FROM: Melissa Guise 
San Luis Obispo County Air Pollution Control District

SUBJECT: Bellridge II 12 Unit Residential Development (SUB 2004-00214)

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 1260 Bellridge Street in Oceano. The project as proposed would include 12 residential units. We have the following comments on the proposal.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEAQ) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Construction Phase Emissions

The project as described in the referral will not likely exceed the District's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **District staff recommends the following measures be incorporated into the project to control dust:**

Dust Control Measures

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed;
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible;
- Building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site; and
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

Demolition Activities

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility**

3.55

pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - Asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the APCD Enforcement Division at 781-5912 for further information.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Karen Brooks of our Enforcement Division at 781-5912.

Developmental Burning

Effective February 25, 2000, the District prohibited developmental burning of vegetative material within San Luis Obispo County. Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, District approval, and issuance of a burn permit by the District and the local fire department authority. The applicant is required to furnish the District with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Operational Phase Emissions

We would like to commend the applicant for proposing development within the urban reserve line. The District supports higher density development within the urban core, as opposed to development at the urban fringe. This in-fill development makes walking, bicycling and public transportation more viable, decreasing dependence on driving and therefore reducing emissions from motor vehicles. This type of project is consistent with the goals and policies of the District's Clean Air Plan.

District staff conducted a screening level air quality impact assessment for operational impacts from this project. Based on the information provided in the project referral, the unmitigated project will not likely exceed the District's Tier I CEQA significance threshold for operational phase emissions. However, the proximity of this project to the railroad tracks has the potential to result in diesel emission impacts to this development. In July of 1999 the California Air Resources Board listed diesel particulate matter emissions from diesel-fueled engines as a toxic air contaminant. The APCD recommends that the project proponent work with the railroad to ensure that this location is not used for train idling and any impacts from the railroad will be adequately mitigated.

3-560

Wood Burning Devices

As you may be aware, under District Rule 504, **only District approved wood burning devices can be installed in new dwelling units.** District approved devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

If you have any questions or comments please contact me at (805) 781-4667.

MAG/sll

cc: Tim Fuhs, SLOAPCD Enforcement Division
Karen Brooks, SLOACD Enforcement Division

Attachment 1

3-51

ATTACHMENT 1

**Naturally Occurring Asbestos – Construction & Grading
Project – Exemption Request Form**

Send To:

San Luis Obispo County Air
Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

3.58

Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout “**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements**”.

APPLICANT MUST SIGN BELOW:	
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.	
Legal Declaration/Authorized Signature:	
Date:	

OFFICE USE ONLY - APCD Required Element – Geological Evaluation			
APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			

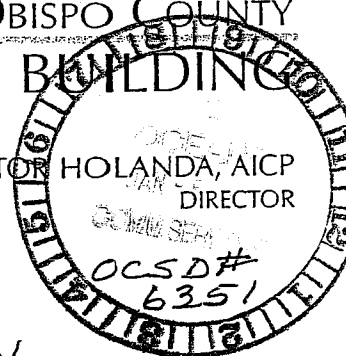


SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

3.59

THIS IS A NEW PROJECT REFERRAL

VICTOR HOLANDA, AICP
DIRECTOR



DATE: 12/30/04
TO: Oceano CSD
FROM: South Co. Team
(Please direct response to the above)

TAKEN
<ANGELLO>

SUB-2004-00214
Project Name and Number

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNER

PROJECT DESCRIPTION: TR 2717. 12 Unit PUD. Off
Belridge in Oceano. 75+/- acres. APN. 062-271-038
Near Hwy 1. Outside LCP.

Return this letter with your comments attached no later than: 1/17/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

We recommend approval upon satisfactory approval of all requirements

as stated in the OCSD will-serve letter.

01-12-05

Date

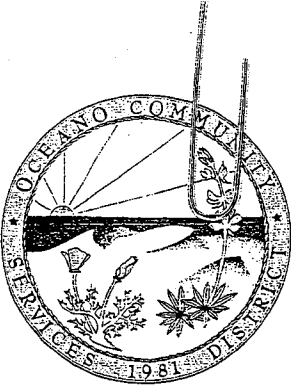
PHILIP T. DAVIS

Name

Philip T. Davis

(805) 481-6730

Phone



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730

FAX (805) 481-6836

3-60

December 16, 2004

RECEIVED DEC 17 2004

Takken Development Company
670 Marsh Street
San Luis Obispo, CA 93401

SUBJECT: APN 062-271-038; OCSD PROJECT # 6340; SLO CO PERMIT #
OWNER/PROJECT: TAKKEN / 12 UNIT DEVELOPMENT

Dear Mr. O'Connor:

Oceano Community Services District will serve the newly created lots proposed for APN 062-271-038 subject to the following conditions:

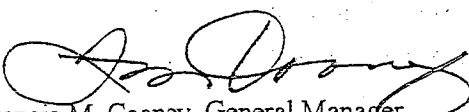
1. Obtain valid OCSD and SSLOCSD permits. Fees will be due.
2. Show onsite water and sewer services and cleanouts on plot plan.
3. Offsite improvements for water, sewer, street lighting, and/or fire protection may be required and will be determined when engineered plans are submitted for District review.
4. Curbs, gutters and sidewalks are required.
5. A fire safety plan will be required.
6. A \$250/deposit will be required.
7. If District facilities (such as water and/or sewer lines) extend into or across the subject property, you will be required to prepare and submit appropriate easement documents and/or encroachment permits for acceptance by the District's Board of Directors and recording with the County Clerk-Recorder.

If any of the District facilities are required to be moved, raised, or in any way altered or changed because of required conditions of the District or any other agency having jurisdiction over the proposed development, the owner, developer, contractor, or agent responsible shall bring such facilities up to a minimum District standard of design and access.

This will serve letter will expire December 16, 2005 and is nontransferable. The District reserves the right to review service at the time permits issued.

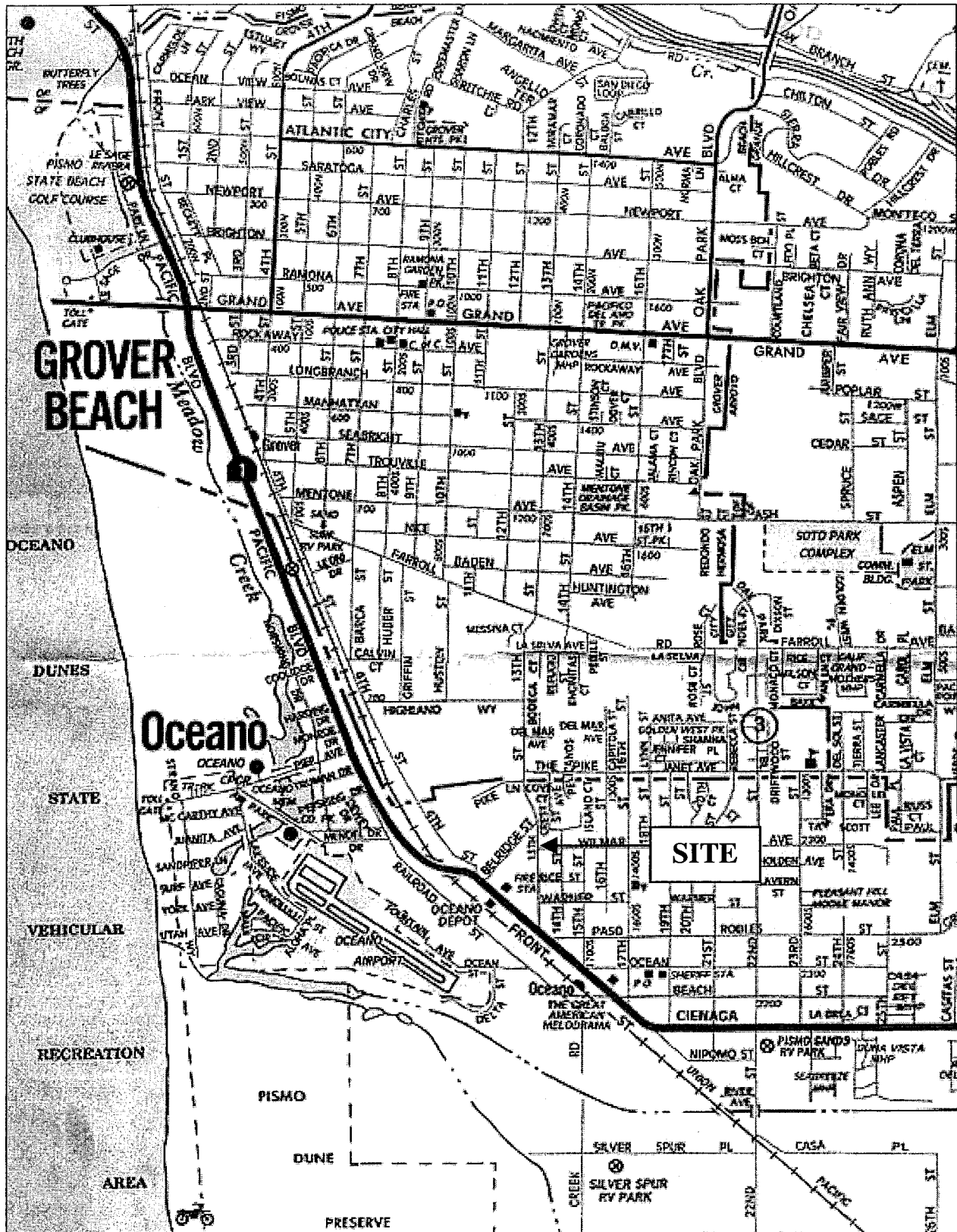
Yours truly,

OCEANO COMMUNITY SERVICES DISTRICT


Francis M. Cooney, General Manager

FMC/PTD/jpm
Attachment

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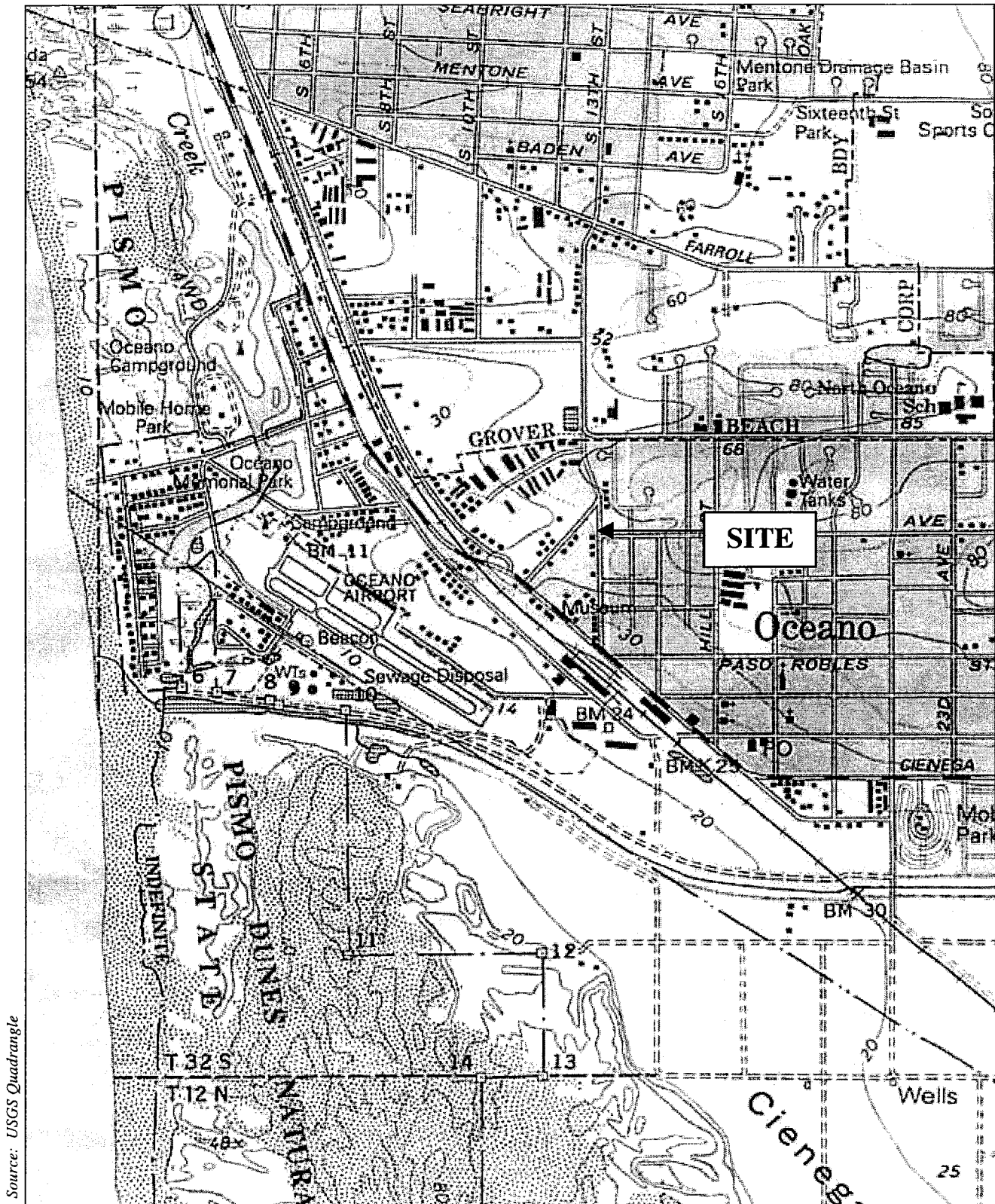
Source: Automobile Association of America



NORTH
Not to Scale

VICINITY MAP
FIGURE 1

3.62



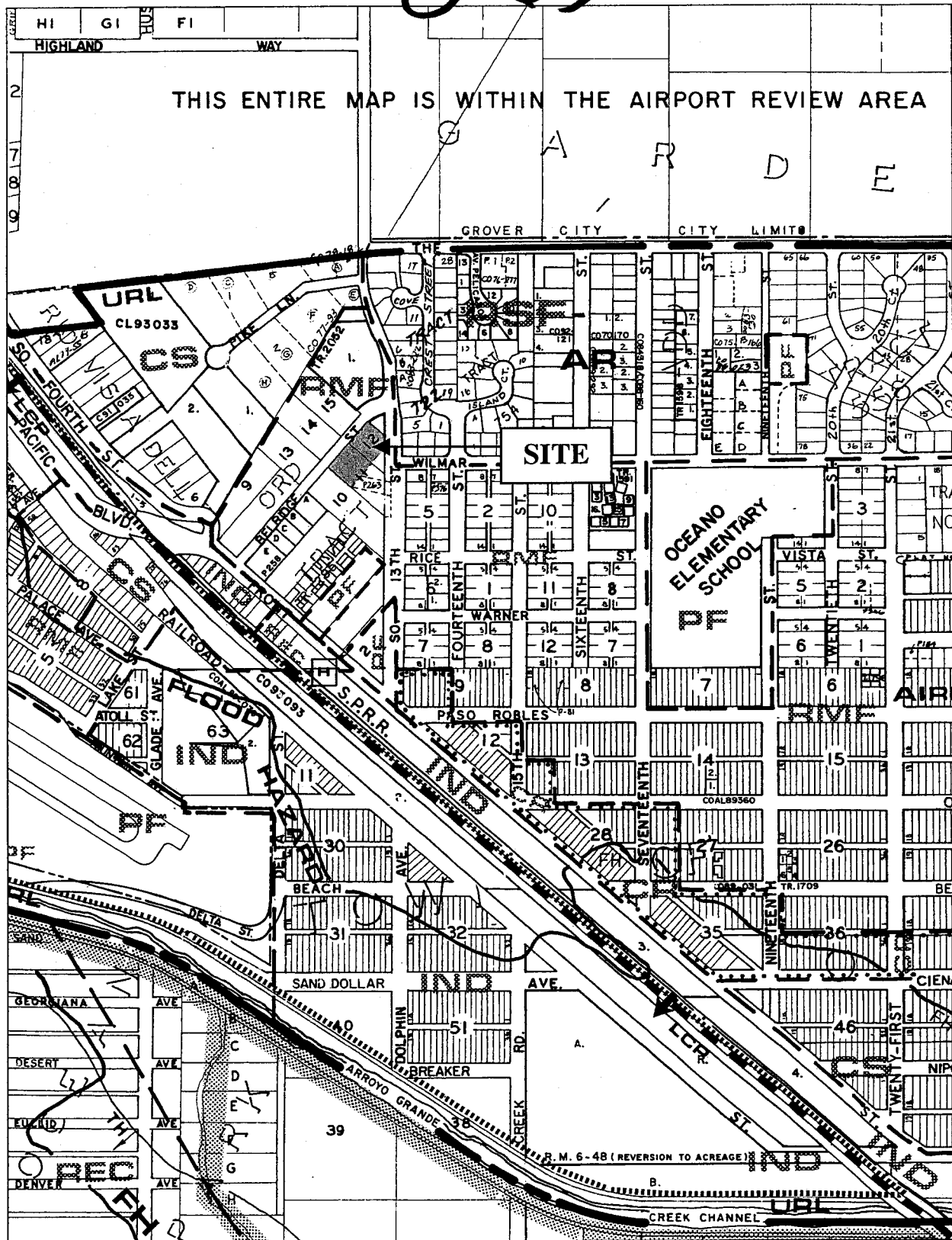
Source: USGS Quadrangle



NORTH
Not to Scale

LOCATION MAP
FIGURE 2

3-63



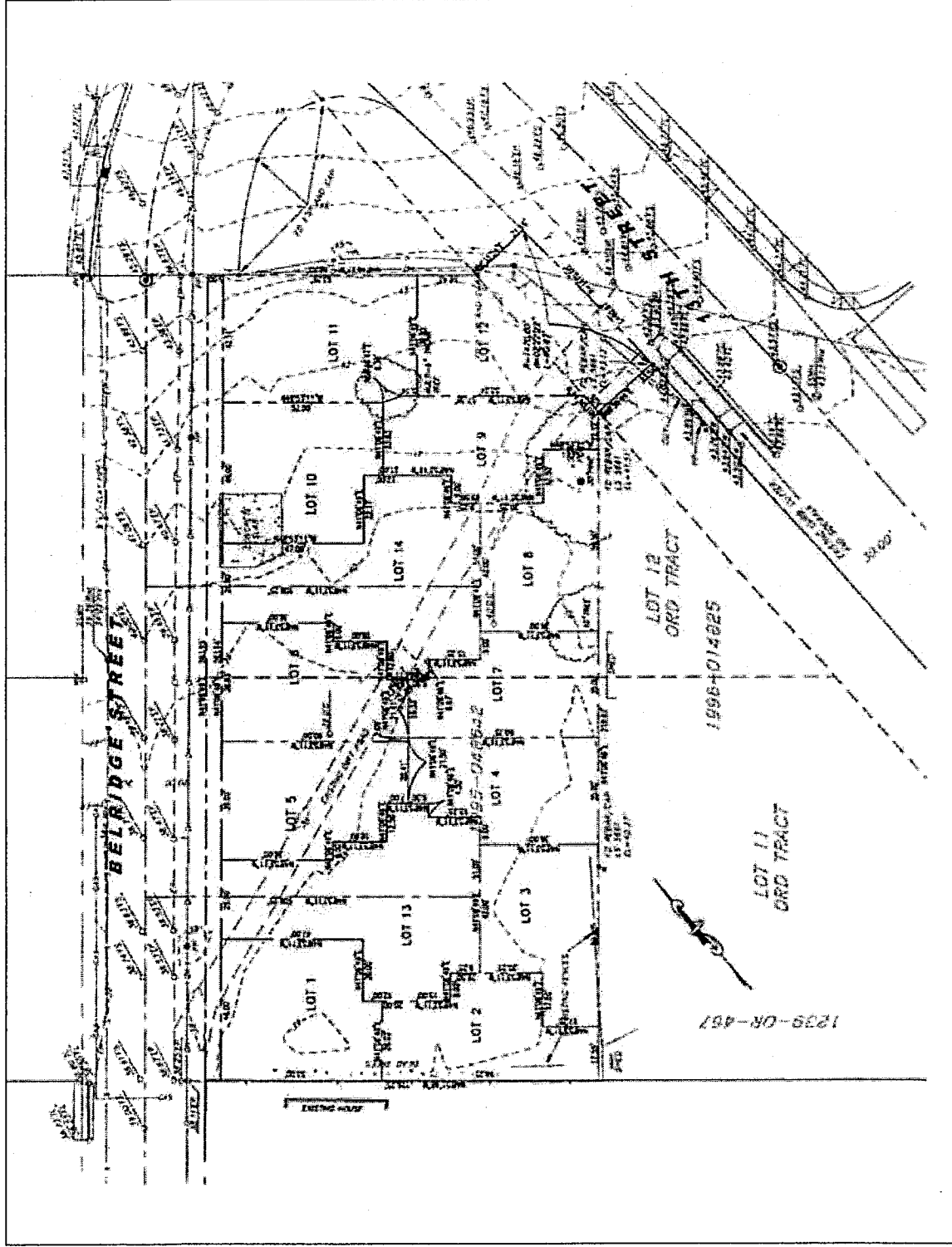
Source: County of San Luis Obispo



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LAND USE CATEGORY
FIGURE 3

3-64



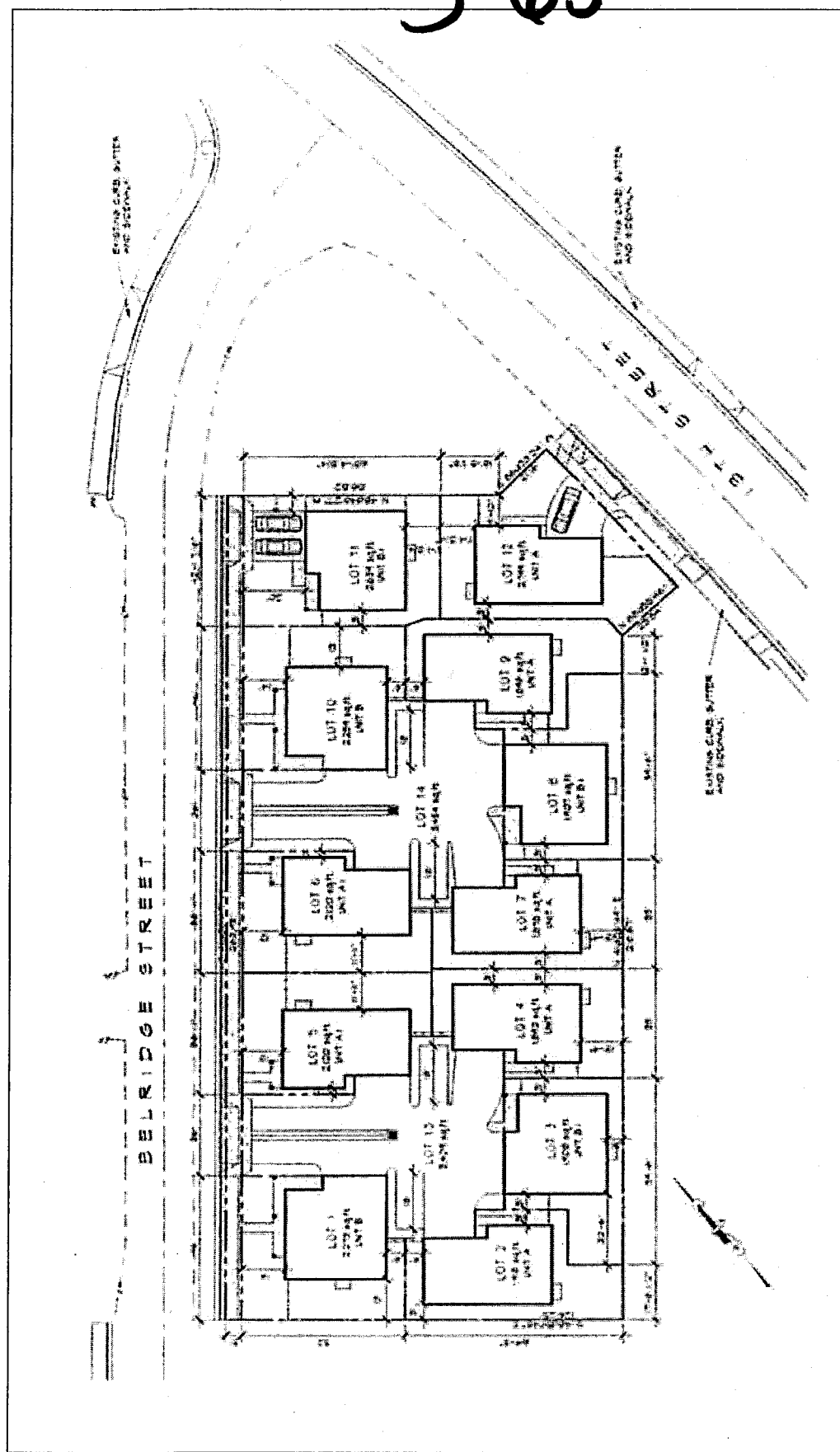
Source: The Devaney Company; January 24, 2005



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Not to Scale

TENTATIVE TRACT MAP
FIGURE 4

3-65



SITE PLAN
FIGURE 5

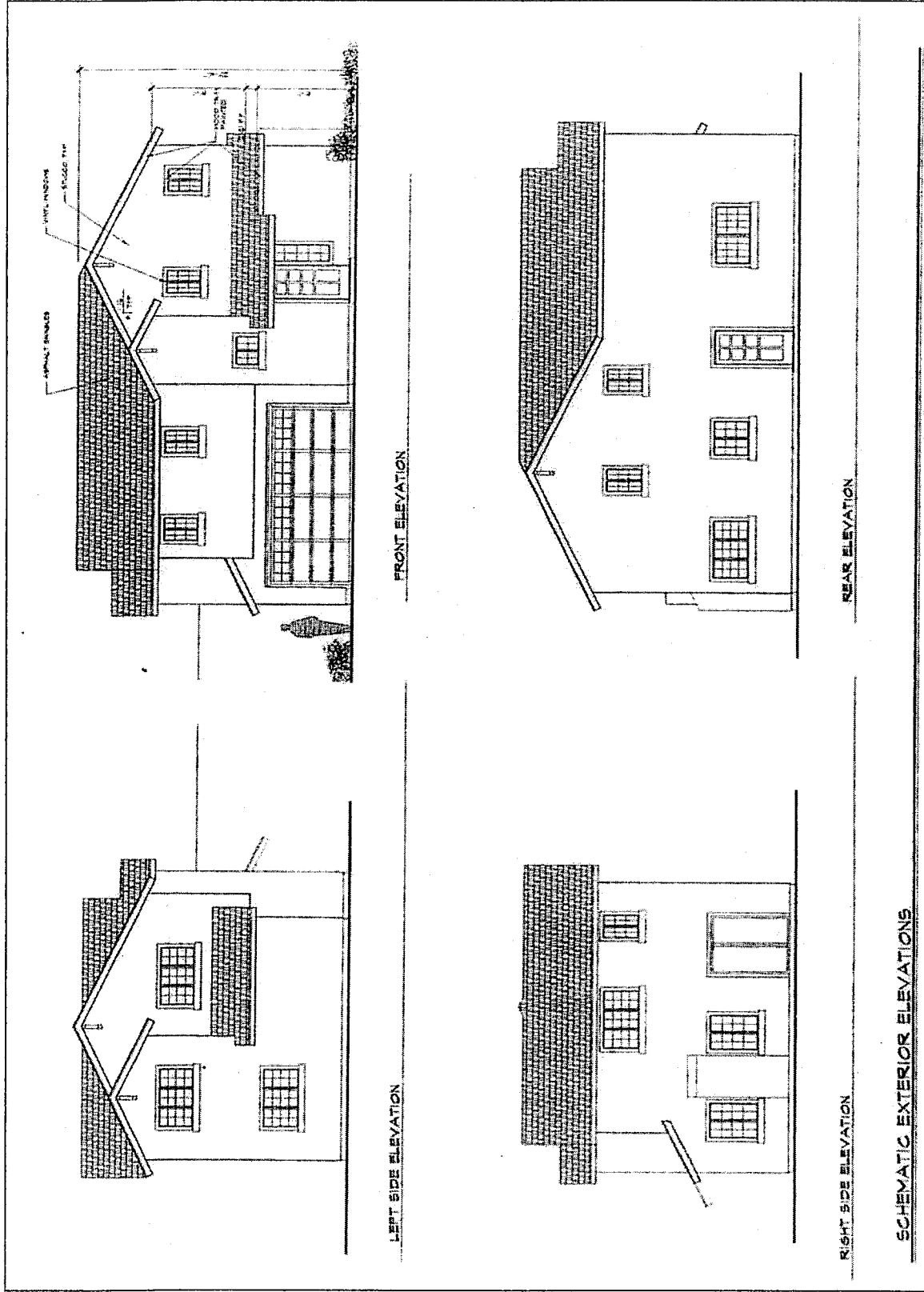


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Not to Scale

Morro Group, Inc.

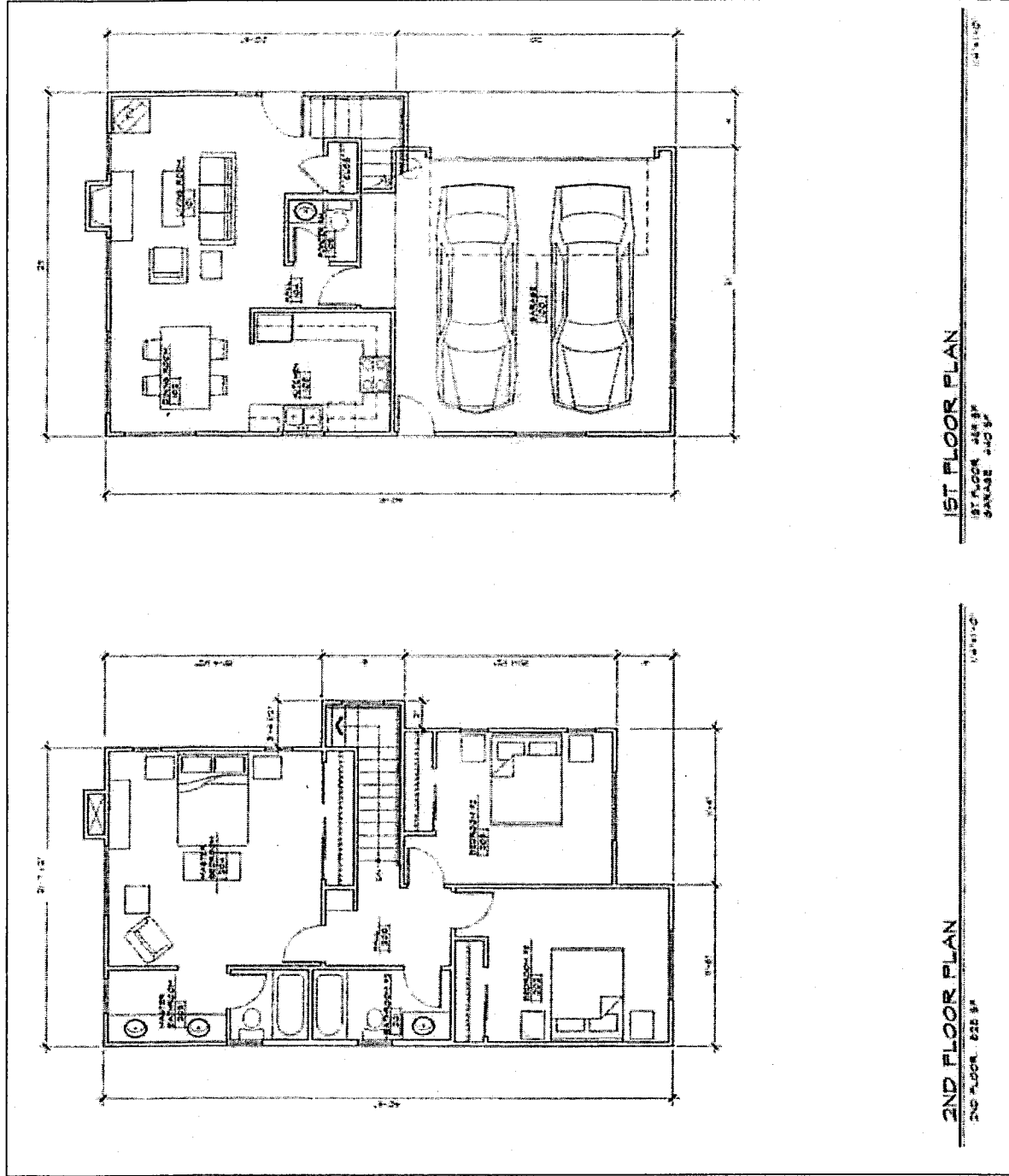
Source: Steven D. Stewart Architects; January 25, 2005

3-66



ELEVATIONS UNIT A
FIGURE 6

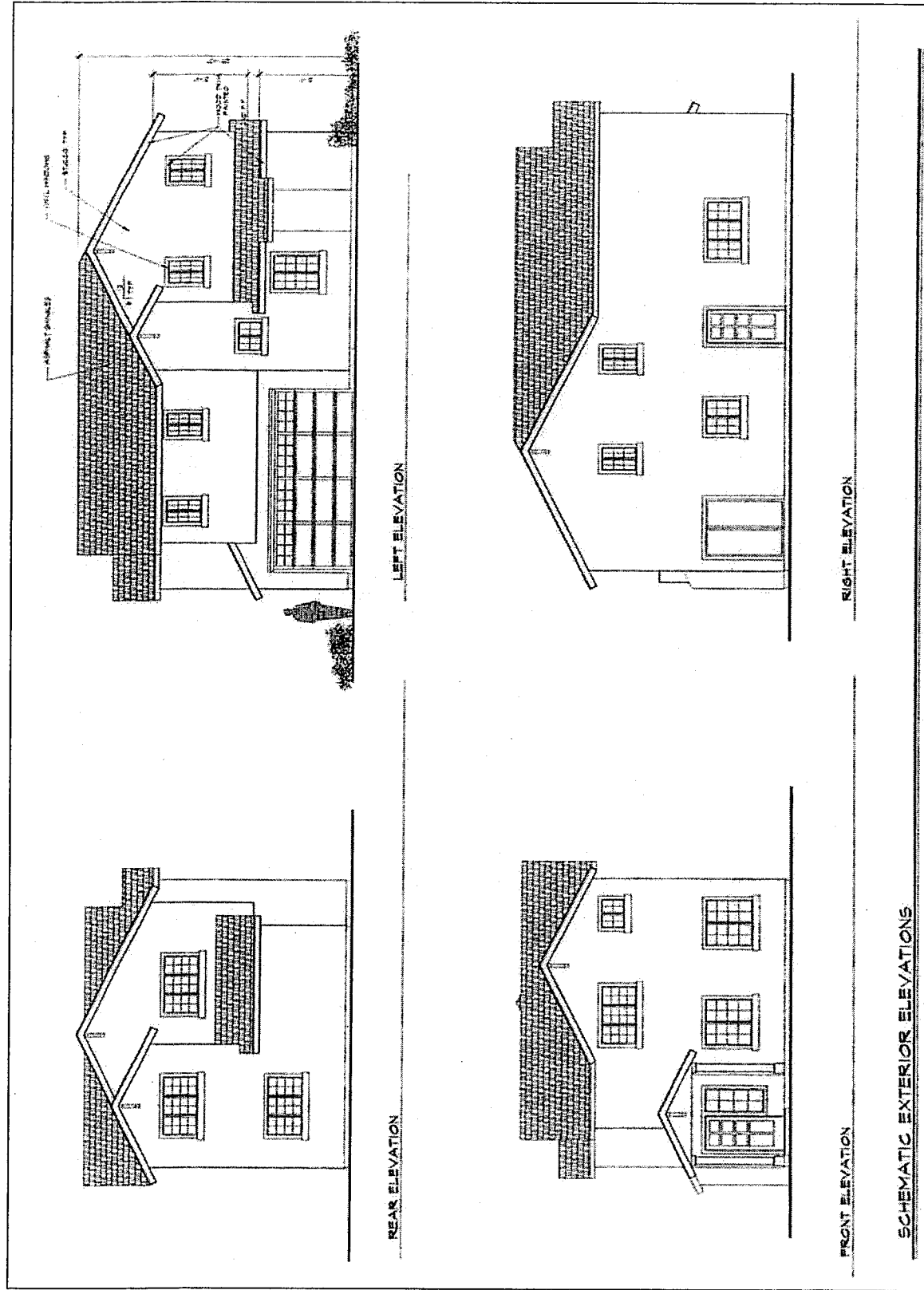
3.67



Source: Steven D. Stewart Architects; January 25, 2005

FLOOR PLAN UNIT A
FIGURE 7

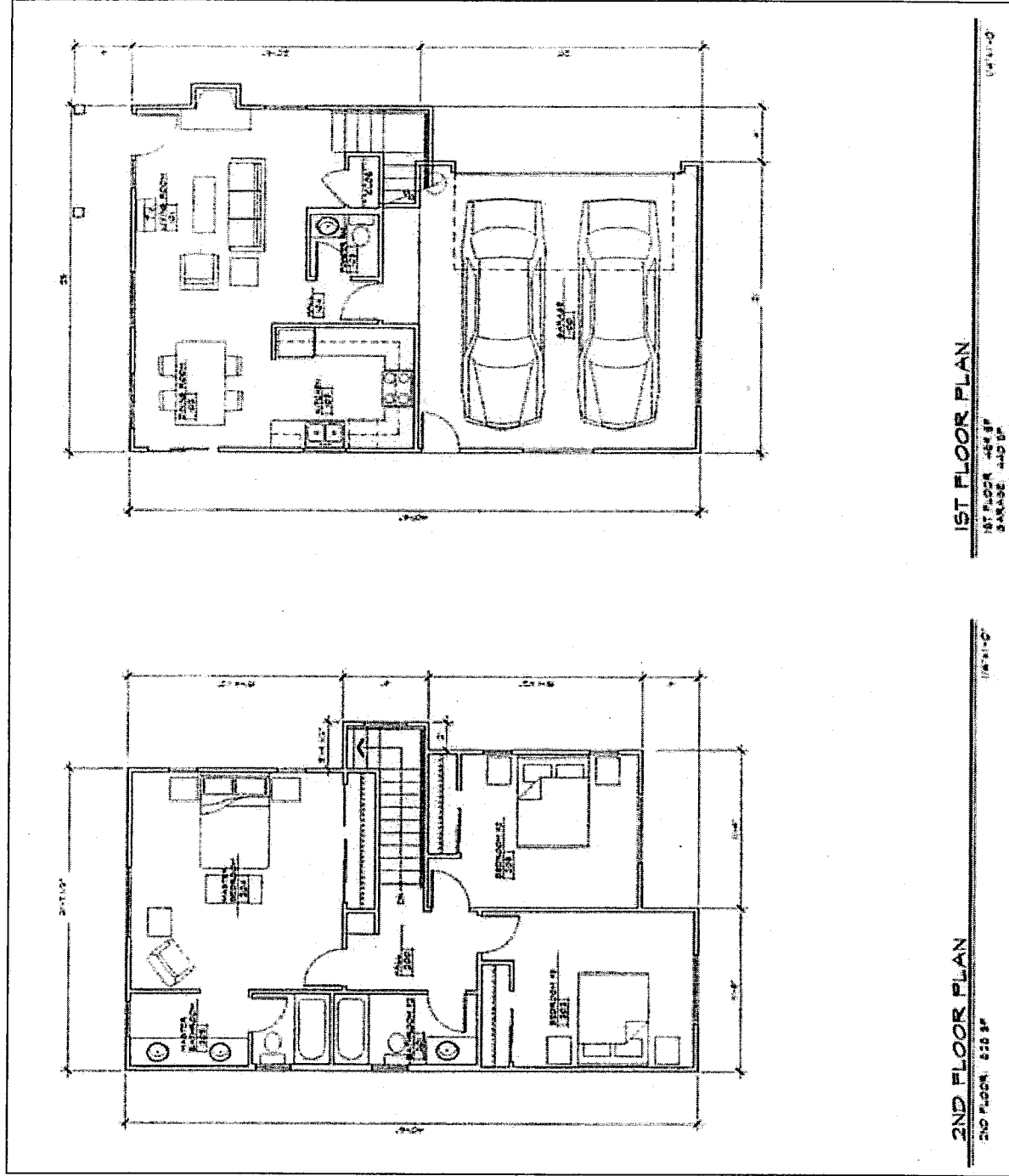
3-68



Source: Steven D. Stewart Architects; January 25, 2005

ELEVATIONS UNIT A.1
FIGURE 8

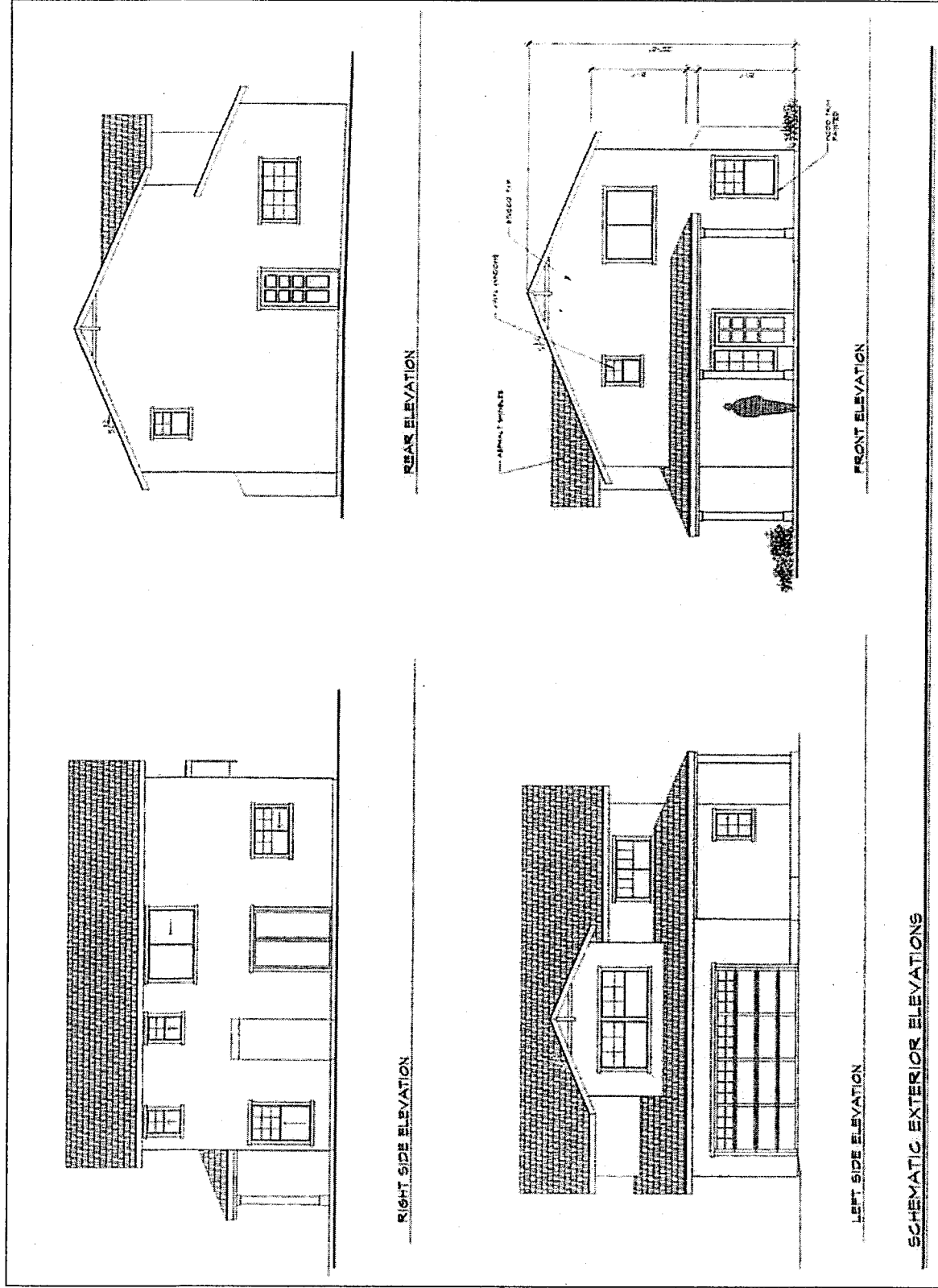
3.69



Source: Steven D. Stewart Architects; January 25, 2005

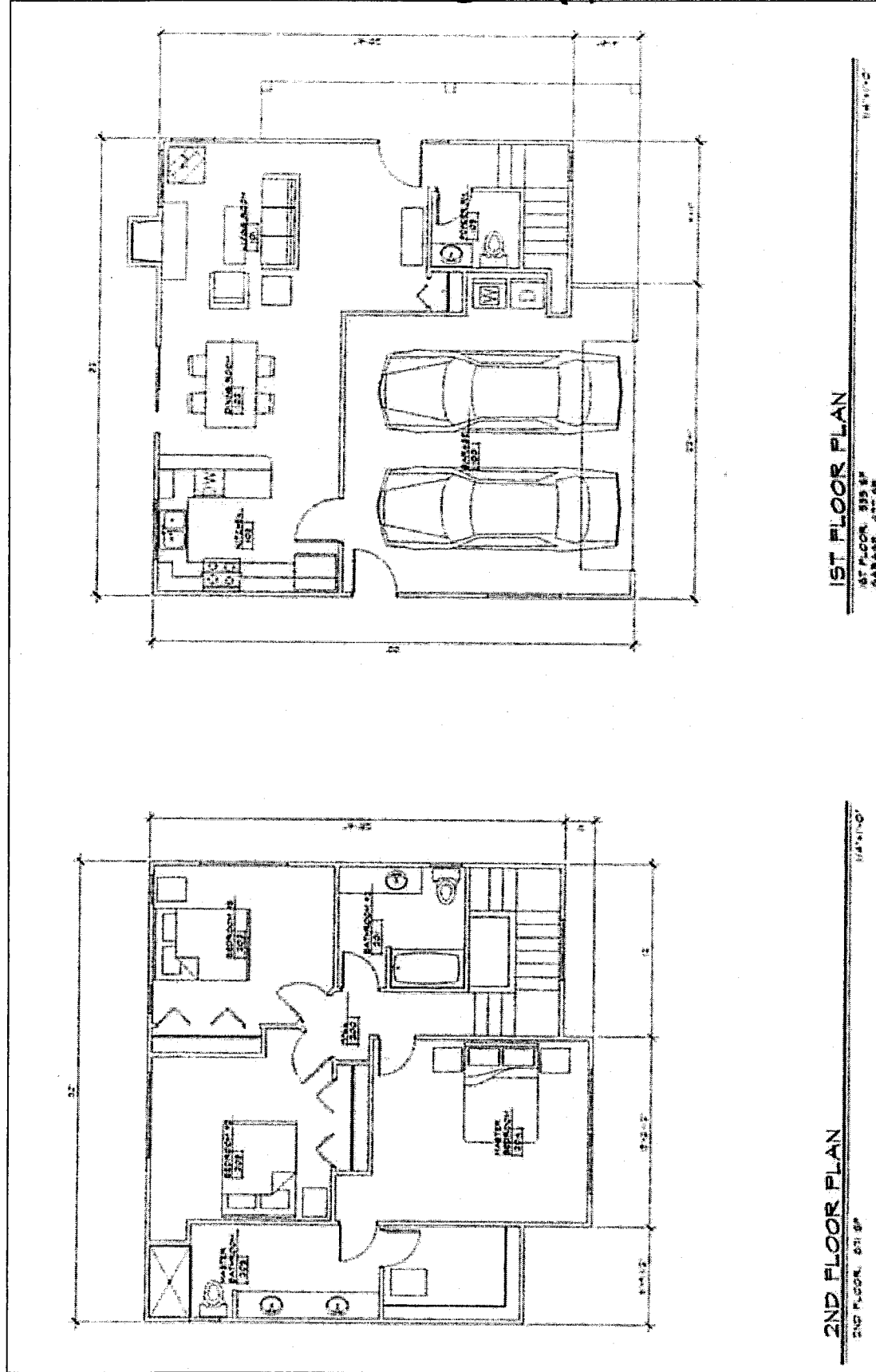
FLOOR PLAN UNIT A.1
FIGURE 9

370



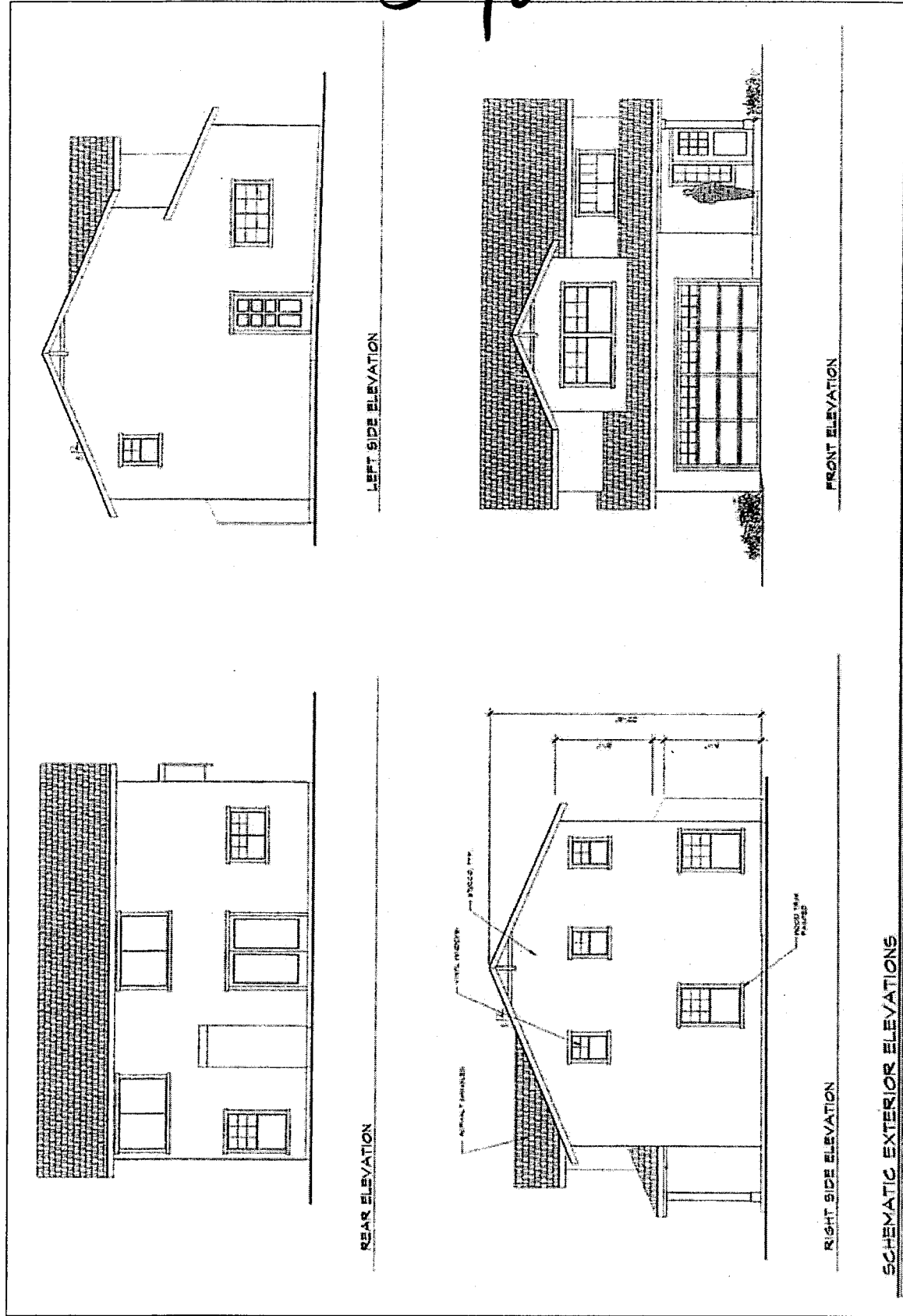
ELEVATIONS UNIT B
FIGURE 10

3-71



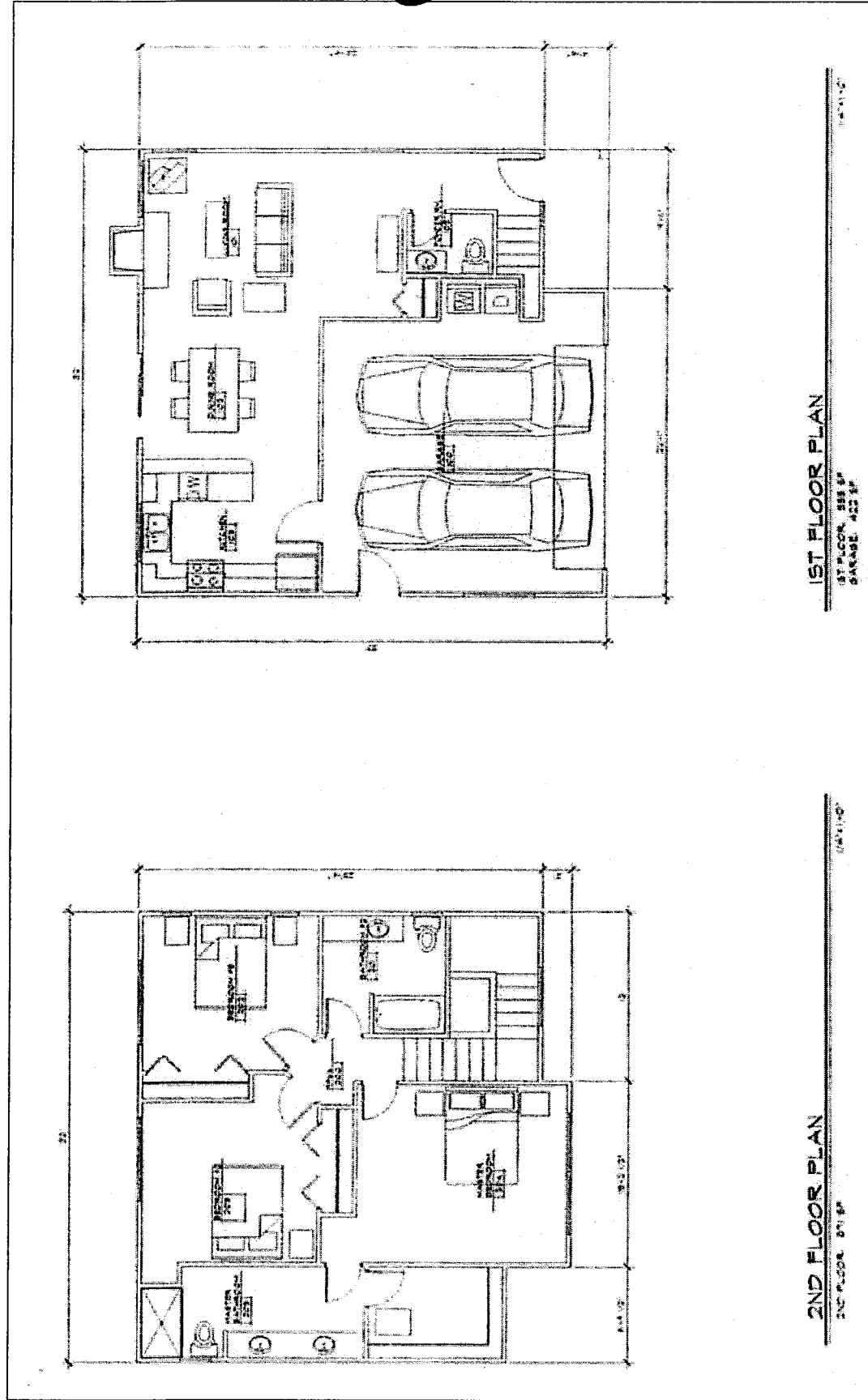
Source: Steven D. Stewart Architects; January 25, 2005

FLOOR PLAN UNIT B
FIGURE 11



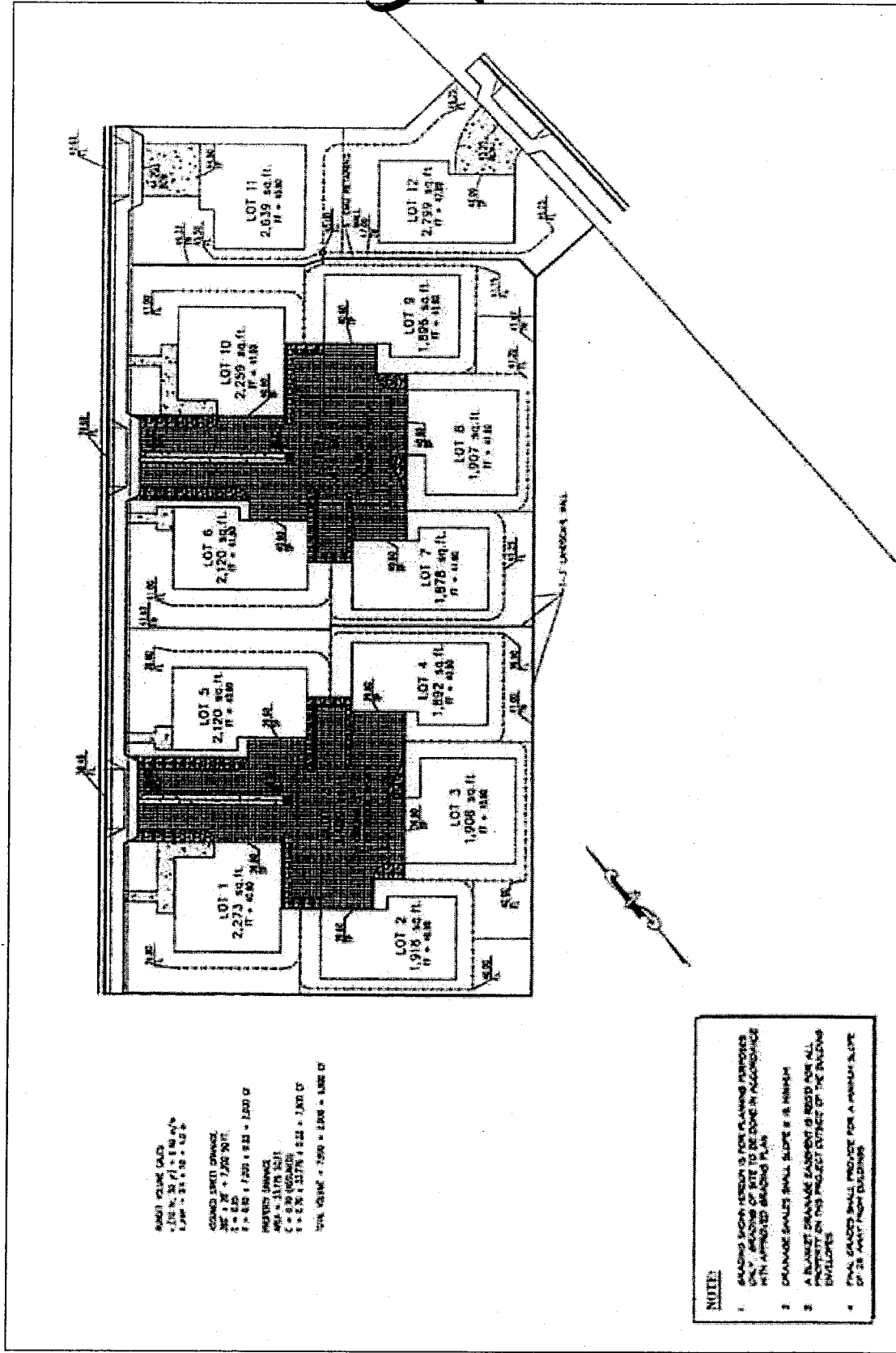
ELEVATIONS UNIT B.1
FIGURE 12

3.73



Source: Steven D. Stewart Architects; January 25, 2005

FLOOR PLAN UNIT B.1
FIGURE 13



NORTH
Not to Scale

**PRELIMINARY GRADING PLAN
FIGURE 15**